

**CITY OF SOUTH BEND**  
**PETE BUTTIGIEG, MAYOR**  
**OFFICE OF THE MAYOR**

January 17, 2014

Mr. Don West  
 Environmental Management Support, Inc.  
 8601 Georgia Avenue, Suite 500  
 Silver Spring, MD 20910

**RE: Grant Proposal Submission by South Bend, Indiana to the USEPA for a Brownfield Community Wide Assessment COALITION Grant for Petroleum and Hazardous Substances**

Dear Mr. West:

The City of South Bend, Indiana, on behalf of its Coalition partner members (the City of Mishawaka, Indiana and St. Joseph County, Indiana), is pleased to submit the enclosed proposal to the United States Environmental Protection Agency (USEPA) for a Community-Wide Brownfields Assessment Coalition Grant (the Grant). The Coalition needs the Grant to address brownfields threats to health of its residents, natural resources, and economy. This grant proposal intends to address both Petroleum and Hazardous Substances concerns in the amount of \$300,000 each (a \$600,000 grant total). Upon grant award, the Coalition members will execute a binding Memorandum of Agreement - a draft of which has been created and reviewed by the parties.

St. Joseph County (the County) is located in north central Indiana, on the southern border of Michigan, and much of the population resides in the cities of South Bend and Mishawaka. For about a century the County was one of the leading manufacturing centers in the state of Indiana, home to Oliver Plow, Studebaker, Uniroyal, and many other large manufacturers. The last several decades saw the departure of these key employers, as well as their support industries, and the per capita income (PCI) of county residents has decreased 0.8% over the last 10 years, while PCI has risen 5.7% in the U.S. (STATS Indiana. Side-by-Side Profiles).

The Coalition is particularly facing a challenge in areas where brownfields have disproportionately impacted disadvantaged populations and contaminated area waterways. Through the use of funds to join and expand brownfield inventories among the Coalition entities, a prioritization of sites once tainted would attract redevelopment potential. The grant will also perform Phase I, Phase II Environmental Site Assessments, Further Site Investigations, and Remedial Action Planning at sites located throughout the County, and perform community outreach and education activities with a focus on strategic redevelopment of brownfield properties and prevention of future brownfields. Proven innovations in area-wide brownfield planning efforts will also be implemented to support redevelopment corridors.

Per grant application requirements, the following identifies the applicant and contact for communication with USEPA:

1400 COUNTY-CITY BUILDING • 227 W. JEFFERSON BOULEVARD • SOUTH BEND, INDIANA 46601  
 PHONE 574/235-9261 • FAX 574/235-9892 • TTY 574/235-5567



- a. **Applicant Identification:**
- Name of Applicant: City of South Bend, Indiana
  - Address of Applicant: 227 West Jefferson Boulevard, South Bend, IN 466601
- b. **Dun and Bradstreet Data Universal Numbering System (DUNS):** 074327123
- c. **Funding Requested:**
- Grant Type: USEPA Brownfields Community-Wide Assessment Coalition Grant
  - Federal Funds Requested: \$600,000
  - Contamination: Petroleum (\$300,000) and Hazardous Substances (\$300,000)
  - Type: Coalition (Community-Wide)
- d. **Location:** Cities of South Bend and Mishawaka, Indiana, and St. Joseph County, Indiana (Coalition)
- e. **Property Identification:** Not Applicable; grant is for a community-wide assessment project.
- f. **Contacts:**
- Project Director: Chris Dressel, Associate, Department of Community Investment  
Phone/Fax: (574) 235-5874 (p); (574) 235-9021 (f)  
Email address: CDressel@SouthBendIN.gov  
Mailing Address: 227 West Jefferson Boulevard, South Bend, IN 466601
  - Chief Executive/Highest Ranking Elected Official: Mayor Pete Buttigieg  
Phone/Fax: (574) 235-9261 (p)  
Email address: pbuttigieg@SouthBendIN.gov  
Mailing Address: 227 West Jefferson Boulevard, South Bend, IN 466601
- g. **Date Submitted:** This proposal is being submitted to the USEPA on January 22, 2014.
- h. **Project Period:** The project period for this proposal is 3 years (2014 to 2017 anticipated)
- i. **Population:**
- General population of Lead Coalition Member: South Bend, IN 101,168 (2010 US Census)  
General population of Coalition Members: City of Mishawaka, IN 48,252 | St. Joseph Co. 266,931
  - Not Applicable;* South Bend, IN (Coalition Lead Member), the City of Mishawaka (Coalition Member), and St. Joseph Co. (Coalition Member) are each "general purpose units of local government", per 40 CFR Part 31.3
- j. **Other Factors:** Please note also the completed "Other Factors" checklist as it contains the following additional factors to support the Coalition grant:
- ☐ Applicant to Assist Recognized Indian Tribe
  - ☐ Controlled Substances on brownfields
  - ☐ Phase II Focus
  - ☐ Leveraging of Funds
  - ☐ Manufacturing closures in area
  - ☐ Green remediation

We look forward to working with the USEPA on this and other future projects. If you have any questions or concerns related to the County's proposal, please contact me at your earliest convenience.

Sincerely,

  
Pete Buttigieg, Mayor  
City of South Bend, Indiana

cc: Regional Brownfields Coordinator – EPA Region 5, Chicago, IL



**RANKING CRITERIA FOR ASSESSMENT GRANTS****V.B.1. Community Need:**

**V.B.1.a Targeted Community Description:** St. Joseph County (the County) and its largest cities, South Bend and Mishawaka (the Coalition), were, at one time, leading manufacturing centers in the state of Indiana. The County was proud to be the home to Studebaker, Uniroyal, and a plethora of supporting manufacturing facilities. Over the last 50 years all of these manufacturers have left the area. Not only have the jobs been lost but also the heritage, pride, and identity of this once proud and hardworking community. The legacy of industrial development has left the coalition disproportionately impacted by brownfields. Hundreds of acres of vacant industrial brownfields now dominate the landscape and community leaders are struggling to find funding for the assessment, remediation and redevelopment of these properties, which will ultimately improve the health and welfare of the residents and return employment opportunities to citizens and tax income to the municipalities. Coalition members have identified redevelopment of brownfields as integral for economic recovery and future growth. South Bend and Mishawaka both have a brownfields redevelopment program and the Coalition hopes to expand these brownfields program to other communities in the County with populations of less than 10,000 (Lakeville, North Liberty, Osceola, Walkertown, and Roseland). These small rural communities do not have access to the resources required to develop individual brownfield programs and lack the capacity to individually apply for funding to assess and redevelop brownfield properties.

**V.B.1.a.ii Demographic Information:** Table 1 below provides demographic information for coalition member's municipalities and the neighborhoods in which the Coalition's six priority brownfields are located.

Table 1 – Demographic Information						
	South Bend	Mishawaka	St. Joseph County	Indiana	National	Drewery's Brewery CT 4
Population	101,168	48,252	266,931	6,483,802	308,745,538	3,297
Unemployment	8.80%	8.80%	9.20%	7.50%	8.20%	19.20%
Poverty Rate	28.20%	20.00%	16.40%	15.60%	15.90%	40.20%
Percent Minority	48.40%	13.90%	21.30%	19.70%	26.70%	64.29%
Median Household Income	\$34,891	\$37,177	\$44,579	\$47,465	\$49,445	\$34,511
Per Capita Income	\$18,945	\$21,035	\$23,136	\$24,044	\$27,041	\$15,420
	South Bend Metal Processing CT 21	Berreth Oil Company CT 101	Bristol Corp Electronics CT 123	808-836 Portage Ave. CT 7	Qualex Photofinishing CT 15	Baycote Metal Finishing CT 103
Population	5,768	3,081	3,297	2,012	3,453	5,318
Unemployment	29.60%	8.70%	12.60%	13.60%	20.70%	8.10%
Poverty Rate	56.00%	21.10%	14.40%	16.60%	29.50%	13.40%
Percent Minority	52.72%	14.04%	3.51%	28.91%	27.70%	14.50%
Median Household Income	\$13,828	\$39,565	\$51,314	\$25,996	\$33,664	\$43,060
Per Capita Income	\$12,059	\$19,996	\$26,615	\$18,479	\$16,952	\$21,982
Data from 2012 American Community Survey and is available at <a href="http://factfinder.census.gov">factfinder.census.gov</a>						
*CT = Census Tract						

As shown in Table 1, the Coalition's per capita income and poverty rates are significantly worse when compared with Indiana and the U.S. In addition, the percent minority population is significantly higher in the City of South Bend when compared to the state and national rates. These trends tend to be magnified in the census tracts containing the target sites leading to environmental injustices.

**V.B.1.a.iii Brownfields:** The Indiana Department of Environmental Management (IDEM) has identified over 380 sites with known environmental contamination and over 856 sites (industrial waste sites, dump sites, manufactured gas plants, landfills, underground storage tank sites, etc.) that are likely contaminated in the County. Of these sites, over 90% are located within the business districts and residential neighborhoods of the Coalition cities. Based on a reconnaissance of the major roadways within the County, 187 more potential brownfields (gasoline stations, automotive repair/sales, dry cleaners, machine shops, auto body shops, and manufacturing plants) were identified. The Coalition communities have many long languishing



large auto sector factories, and smaller supplier sites that have witnessed disinvestment and years of vacancy. Additionally, there are entire areas along transportation corridors where dozens of small underutilized industrial sites less than one acre are located within residential neighborhoods. The Coalition has identified six priority brownfields which are negatively impacting the surrounding communities and which it will focus Assessment Grant funds:

1. Drewry's Brewery: 500,000 gal. petroleum storage; (South Bend/14.7 acres)
2. South Bend Metal Processing: Foundry, metal part manufacturing (South Bend/3.5 acres)
3. Dodge Manufacturing Complex: Foundry, brass strip mill, machine shop, (Mishawaka/24.4 acres)
4. Bristol Corporation Electronics Div: electrical component mfg. (Lakeville/4.5 acres)
5. Baycote Metal Finishing Site: Former chrome plating facility. (Mishawaka / 1.2 acres)
6. Berreth Oil Company: Bulk Petroleum/lubricants (Mishawaka/0.9 acres)

**V.B.1.a.iv Cumulative Environmental Issues:** The Coalition cities were constructed at a time when industrial facilities were the focal point of communities. Over 100 years of industrial operations created numerous brownfields which combined with other factors ultimately impacted the health and welfare of these communities. Cumulative environmental issues for the coalition include: 4 superfund sites, 56 active industrial facilities with air permits and 693 facilities with IDEM hazardous waste permits (EPA Envirofacts), 2 coal fired power plants, a majority of housing stock built pre-1978, and a significant portion of the rural communities within the County utilizing well water.

St. Joseph County is high-risk for lead-based paint hazards – 70% of the housing in the county was built before 1978. Based on the St. Joseph County Health Department Report *Evaluation of Blood-Lead Testing Statistics for St. Joseph County, 2003-2007*, 165 children had confirmed elevated blood lead levels. Black and Hispanic children are disproportionately represented in lead poisoning cases. While our local population is 11.8 percent black and 5.9 percent Hispanic, from 2003 to 2007 the average percentage of lead-poisoned black children was 47.9 percent, and the average percentage for Hispanic children was 22.4 percent. In addition, many of the residential neighborhoods within the coalition area are not serviced by municipal water, the perceived threats from neighboring sites of concern loom large in the minds of community workers as well as residents. With an Assessment Grant, the Coalition can determine the extent of brownfields contamination, control contaminant migration, protect the health and welfare in coalition communities, and improve the overall quality of life for its residents by removing the threats posed by these sites.

**V.B.1.b Impacts on Targeted Community:** Table 2 details potential contaminants of concern (COC) at brownfields located throughout the coalition area and their potential health effects.

**Table 2 – Potential Contaminants of Concern**

COC	Potential Health Effect
Polychlorinated Biphenyls (PCBs)	Irritation of the stomach and intestines, decreased production of red and white blood cells, skin changes and lung irritation, increased chances of cancer development, infertility and miscarriages.
Volatile Organic Carbons (VOCs)	Eye, nose, and throat irritation and increased risk of cancer, liver damage, kidney damage, and central nervous system damage.
Polycyclic Aromatic Hydrocarbons (PAHs)	Cataracts, kidney and liver damage, jaundice and cancer.
Arsenic	Gastrointestinal and nervous system effects, anemia, and kidney or liver damage.
Lead	Damage to the nervous system, poor muscle coordination, hearing and vision impairment, and reproductive problems.
Mercury	
Asbestos	Lung tissue scarring, lung cancer and mesothelioma.

<sup>1</sup> Agency for Toxic Substances and Disease Registry (ATSDR), ToxFAQs

The priority brownfield sites identified above, as well as a multitude of other brownfield sites, are located in close proximity to residences, schools, and/or parks; thus they are negatively impacting sensitive populations by potentially exposing them to numerous contaminants via direct contact, airborne particulates inhalation, particulates ingestion, and vapor intrusion pathways. As shown in Table 3, the County faces elevated cancer incidence; with magnified effects in minority populations, which indicate that residents in the County have likely been impacted by both brownfields and remaining industrial operations. The concentration of brownfields in impoverished minority neighborhoods, and the health data indicating a link between race, income and health effects, demonstrates a disproportionate impact from brownfields to



minority and low-income residents. The May 2005 report, "A Health Needs Assessment Study of the Minority Population in St. Joseph County" prepared by the Indiana Minority Health Coalition concluded: "The Black population in St. Joseph County is disproportionately affected when comparing the health indicators among racial groups." Health concerns for sensitive populations including pregnant women, the elderly, children and minority groups are often intensified by poor nutrition and lack of access to adequate health care which is especially prevalent with pregnant women. In the County, 13.0% of the population does not have health insurance and infant mortality rates are 21% higher than national average; this is magnified for black infants, at nearly triple the national average. Stroke death rates are 24% higher than the national average (counties with similar population composition and demographics) (*Community Health Status Indicators, 2009, U.S. Department of Health and Human Services*).

Table 3 – Rate of Cancer Incidence per 100,000 population per year			
Cancer Type	St. Joseph County	State of Indiana	National
Lung	79.4	77.4	67.2
Lung (African American)	105.3	86.8	70.6
Ovarian	14.8	12.4	12.5
Oral	12.8	10.8	10.9
Colon	53	49.4	46.2
Non-Hodgkin's Lymphoma	21.1	19.7	19.3
Source: State Cancer Profiles, incidence Rate Report for Indiana by County, 2005-2009			

Children, newborns and the elderly are particularly sensitive to the health effects of air pollution since they take in more air than adults for their body weight, and consequently, are exposed to a relatively greater dose of pollutants. As reported by the Pollution Information Scorecard ([www.scorecard.org](http://www.scorecard.org)) using data from 2002, St. Joseph County ranked among the dirtiest/worst 10% of all counties in the U.S. in terms of air releases of recognized developmental toxicants. The Indiana State Department of Health has found that asthma prevalence in Indiana is higher among adult females, African Americans, adults with less than a high school education, and adults with an annual household income less than \$15,000 (*The Burden of Asthma in Indiana, Second Edition, 2011*).

Another concern identified by the Coalition is concern related to migration of contaminants from brownfields to local waterways including the St. Joseph River and Juday Creek as well as the St. Joseph aquifer system, which is Indiana's only sole-source aquifer, an aquifer that supplies 50 percent or more of the drinking water for an area and for which there are no reasonably available alternative sources should it become contaminated. The protection of the sole-source aquifer is a top priority for the Coalition. Stormwater discharge accumulated from urban areas in the County, including run-off from the priority brownfields, presents a threat to recreational users, water quality (dissolved oxygen, toxicity, etc.), sediment quality, and the health of the Coalition's riverine ecosystems. The St. Joseph River and Juday Creek are currently identified as impaired waterways downstream of the priority sites due to the presence of *E. Coli*. The Indiana State Department of Health (ISDH) has issued a fish consumption advisory for PCBs in fish tissue. Additionally, a fish consumption advisory for mercury is in effect for portions of the St. Joseph River. Contamination of waterways presents a risk for exposure to contaminated water and/or sediments for Coalition residents, who use the waterways for fishing and recreation. Constituents commonly associated with birth defects (mercury and PCBs) have been found in fish tissues (IDEM fish advisory) in the St. Joseph river and the Indiana State Department of Health recorded an average of 223.8 birth defects per 10,000 live births in St. Joseph county from 2005-2009.

**V.B.1.c.) Financial Need:** By 1950, more than half of all employment in St. Joseph County was in the manufacturing sector. Due to economic difficulties, Studebaker, among other business, closed its automotive manufacturing plants in South Bend. A general decline in manufacturing soon followed as industry was being restructured nationwide. By the year 2000, manufacturing was only 16% of the local economy. Due to the severe loss of jobs, the city's population decreased by nearly 30,000 during that period (Indiana Business Review "A South Bend/Mishawaka - Elkhart/Goshen"). Due to the loss of manufacturing and associated population, the County's economic base has crumbled, triggering a loss of employment opportunities, loss of tax revenue and loss of money available for investment in the communities.



**V.B.1.c.i Economic Conditions:** The Coalition needs funding to assess brownfields that are contributing to the ongoing deterioration of neighborhoods, commercial zones, and industrial districts. Redevelopment of these sites will provide impoverished residents with much needed employment opportunities and increase the Coalition's property and income tax bases. The Coalition's primary financial concern is the lack of quality employment opportunities. Table 4 details major closings and downsizings within the Coalition area since 2009:

Table 4 – Major Plant Closings and Company Downsizings			
Company	City	Affected Workers	Date
AM General Military Assembly Plant	Mishawaka	387	Apr-13
US Cellular Corporation	Mishawaka and South Bend	8	Mar-13
Bayer HealthCare	Mishawaka	132	Nov-11
Amended Manufacturing	South Bend	88	Oct-11
Musician's Friend, Inc.	South Bend	64	Oct-11
AJ Wright	South Bend	725	Dec-10
R.R. Donnelley & Sons	South Bend	107	May-11
Madison Center	South Bend	100	Dec-09
Masonite Corporation	South Bend	73	Oct-09
MANN + Hummel USA inc.	South Bend	57	Jul-09
Moody's Analytics	South Bend	70	Apr-09
<b>Total</b>		<b>1811</b>	

According to demographic data from STATS Indiana, over the last five years, the median income fell by 18.4%, the poverty rate for St. Joseph County has increased by 59% and the poverty rate for children under the age of 18 has risen by 74.6%. Compounding the problem is the fact that once manufacturing jobs are lost, replacement jobs are generally lower paying. Over the last ten years, the County's per capita income (PCI) has decreased 0.8% while PCI has risen 5.7% in the US (*STATS Indiana, Side-by-Side Profiles*). This decrease in income is being felt by low-income residents in the County. The areas adjoining the priority sites have fared far worse. The PCI for the census tract surrounding the Drewery's Brewery site is less than half the State PCI. The number of families receiving food stamps in the County has increased by approximately 144.5% and the number of children qualifying for free lunches increased 55.1% in the last 10 years (*STATS Indiana, Family and Social Services Data*).

The second component of the Coalition's financial need is the decrease in available revenue the Coalition members have to operate and provide redevelopment support. Indiana recently revised its property tax codes to provide property tax cuts. Over the last three years total taxes collected in South Bend have fallen 26.7% and delinquent taxes were 19% in 2009. The tax rates for Mishawaka have fallen 332% during the period of 2001 to 2009. Based on the expected assessment scopes, the assessment/cleanup planning costs associated with the priority brownfields are estimated to be at least \$500,000. Without an Assessment Grant, the Coalition will not be able to support the assessment of the priority sites identified above or the hundreds of other brownfields located throughout the County.

**V.B.1.c.ii Economic Effects of Brownfields:** Brownfield redevelopment is imperative for the Coalition's economic revitalization and growth in the future. Redevelopment of the Coalition's priority brownfields through Assessment Grant funds will result in benefits for residents in impoverished communities, creation of job opportunities, and improvement in the tax base, all of which benefit the Coalition as a whole. Coalition residents are concerned about having adequate incentives and amenities to attract redevelopment and new high-paying jobs to counter the devastating job losses. Redevelopment supported by Assessment Grant funds will attract new businesses to provide desperately needed jobs to the Coalition's disenfranchised work force and return idle properties to productive, tax-generating uses, which will increase property values, and in turn raise tax revenues to the Coalition. Brownfield redevelopment will also boost preservation of historic structures, and reduces development pressure on farmland, open space, and urban greenspace.

**V.B.2 Project Description and Feasibility of Success:** The Coalition was formed to create a County-wide group that could use South Bend and Mishawaka's brownfields experience to incentivize brownfields redevelopment in struggling neighborhoods and provide support/mentorship for redevelopment in smaller



County communities. The Coalition has developed a County-wide brownfields redevelopment strategy to help the County recover from the systemic economic downward spiral. The brownfields program approach is directed by the goals of the Comprehensive Plan for South Bend and St. Joseph County, Indiana as well as the Mishawaka Comprehensive Plan Including: south bend City Plan (2006); West Side Corridors Market Analysis & Master Plan (Western Ave. & Lincoln Way West Corridors); Lincoln Park Neighborhood Revitalization Plan (Adopted 10/22/2012); West Washington-Chapin Development Area Development Plan (as amended 6/14/2011); South Side Development Area Plan (2002); Northeast Neighborhood Development Area Plan (2003); Mishawaka 2000 Comprehensive Plan (2000); and Capital Avenue Land Use Plan (Mishawaka, 2003). The cumulative goals of these plans reflect concerns identified by residents during multiple outreach sessions including: agricultural preservation, economic development, strengthening neighborhoods, environmental conservation, and providing adequate infrastructure.

Funding will be used to complete Phase I and II ESAs and SI and RWP, if appropriate, for the six priority sites which will help facilitate anticipated redevelopment plans at the sites as described in Table 5:

Table 5 – Priority Sites		
Site – Historical Use	Suspected Contaminants	Remediation and Redevelopment Plans
<b>Drewry's Brewery:</b> Unpermitted landfill, vehicle repair, 500,000	Metals, VOC, chlorinated solvents, PAHs, asbestos, lead bearing paint	Hazardous materials will be abated, tanks will be removed, and soil and groundwater impacts will be
<b>South Bend Metal Processing:</b> Foundry, metal finishing, metal part manufacturing	Metals, VOCs, chlorinated solvents and PAHs	Hazardous materials will be abated and soil and groundwater impacts will be remediated. Redevelopment plans include residential use as well as community gardens and greenspace.
<b>Dodge Manufacturing Complex:</b> Foundry, brass strip mill, machine shop,	Metals, chlorinated solvents, PAHs, volatile organics	Soil and groundwater contamination will be addressed through cleanup and barriers, as necessary. Redevelopment plans include a mixture of commercial and light industrial use.
<b>Bristol Corporation Electronics Div:</b> electrical component mfg	Metals, chlorinated solvents, PAHs, VOCs	Hazardous materials will be abated and soil and groundwater impacts will be remediated. The site will be redeveloped for low intensity commercial use.
<b>Baycote Metal Finishing Site:</b>	Metals, cyanide, perchloric acid, PCBs, corrosives	Site demolition of at least portions of the site, and commercial redevelopment to match commercial area.
<b>Berreth Oil Company:</b> Bulk Petroleum/lubricants	Lead, VOCs, PAHs, PCBs	Hazardous materials will be abated and impacted soil will be remediated. The Site will be redeveloped with single family homes.

The Coalition intends to address concerns expressed by its constituents through the use of a portion of the assessment grant funds to support the creation of a county-wide geographic information system (GIS) inventory of brownfields within the Coalition members' jurisdictions using the proven e-Atlas platform. The majority of the funds required for the preparation of the brownfield inventory will be leveraged. The Coalition members feel so strongly about the importance of a county-wide GIS inventory that they are each contributing matching funds to this part of the project. Additionally, the University of Notre Dame and Indiana University South Bend (IUSB) will provide students and staff to conduct ground survey efforts of the County to identify and prioritize developable sites and provide other support as needed. Advances in mobile technology through mobile applications will be harnessed to maximize the efficiency, uniformity, and accuracy of the ground surveys, and to populate the inventory data with field fresh data. By incorporating the general population in crowd sourcing of future data, the data sets created through this project will not remain static, but will be dynamic and consistently updated. The GIS inventory will be used for the prioritization of sites, tracking grant and redevelopment progress, and marketing brownfields sites available for revitalization, and guiding other city departments to address community concerns that further contribute to blight and disinvestment in association with the brownfields.

Redevelopment areas will be examined for brownfield barriers through Phase I ESA Area Surveys which will assist in identifying sites of concern in redevelopment target areas. This area-wide approach of examining data sets has been recognized by Region 5 as a best practice. It typically includes review that is more efficient than an ad hoc, site by site process. Historic data gathered for an entire area (including Sanborn





Maps, City Directories, property records, USPS vacancy data, etc.) will provide the Coalition insight into brownfield conditions that could thwart future redevelopment efforts. Armed with this advance knowledge of potential concerns, the Coalition can invite property owners and stakeholders to learn about brownfield sites, and offer a means to investigate the sites with a Phase I ESA, and if appropriate, a Phase II ESA.

**V.B.2.a.ii Project Management:** South Bend, Mishawaka, St. Joseph County and a qualified environmental consultant (the Project Team) will jointly guide this community wide brownfield effort. South Bend will act as lead organization on the project. The City of Mishawaka and St. Joseph County will act as supporting members of the Coalition, providing guidance on how to best utilize grant funds and leveraging additional funding sources. South Bend will be responsible for the day-to-day grant operations including: updating and maintaining the brownfields GIS inventory; distributing information about the project to the communities; and tracking project progress. South Bend will be responsible for procuring all contractual services and will initiate procurement upon notice of award so that when a cooperative agreement is issued the coalition is “ready to go”. If awarded the Assessment Grant, the Coalition will prepare a Work Plan crafted with community stakeholder input. Receipt of an executed Cooperative Agreement and Notification of Work Plan approval by the EPA Project Officer will signal the official start of the project and the team will immediately focus on creating the GIS based inventory of brownfields.

**V.B.2.a.iii Site Selection:** Because there are so many brownfields in St. Joseph County, the Coalition simply cannot address them all at once. The Coalition has identified six priority sites in disadvantaged areas of the County that will be addressed with funding from this grant. Additional sites will be selected based on area wide surveys results, planned revitalization efforts among coalition members and public input.

**V.B.2.b Task Description and Budget Table** is presented in Table 6:

Table 6 – Task and Budget Breakdown							
Line #	Budget Categories (program costs only)	Task 1 Public Engagement & Conferences	Task 2 Brownfield Inventory & Site Prioritization	Task 3 Phase I ESAs & Surveys	Task 4 Phase II ESAs SI, QAPPs & RWP	Task 5 Brownfield Area-Wide Planning	Total
<b>EPA COMMUNITY WIDE ASSESSMENT GRANT FUNDED PROGRAM COSTS</b>							
<b>Hazardous Substances Funds</b>							
1	Personnel						
2	Fringe Benefits						
3	Contractual	\$13,250	\$47,000	\$38,750	\$165,000	\$27,000	\$291,000
4	Equipment						
5	Supplies		\$5,000				\$5,000
6	Travel	\$4,000					\$4,000
7	Other						
8	<b>Totals</b>	\$17,250	\$52,000	\$38,750	\$165,000	\$27,000	\$300,000
<b>Petroleum Funds</b>							
1	Personnel						
2	Fringe Benefits						
3	Contractual	\$13,250	\$47,000	\$38,750	\$165,000	\$27,000	\$291,000
4	Equipment						
5	Supplies		\$5,000				\$5,000
6	Travel	\$4,000					\$4,000
7	Other						
8	<b>Totals</b>	\$17,250	\$52,000	\$38,750	\$165,000	\$27,000	\$300,000

\*Coalition partners have each pledged \$10,000 additional funds for leverage for inventory & data

**Task 1 - Community Outreach, Conferences, Performance and Financial Reporting:** Thirty-four thousand dollars (\$34,000 | 6% of the budget) from the Community Wide Assessment Grant budget will be directed to Public Engagement, and related efforts. The Coalition will implement a thorough community outreach and public engagement effort including Project Team meetings every three months. The public shall be invited and welcomed. At times, these public meetings may take the form of small group public





engagement opportunities focused on specific target brownfield areas. Community outreach is often more helpful to residents when the target audience is selected from near a focus area or site of concern. In keeping with best practices and innovation, the Coalition will create a Public Engagement Portal in order to keep the county-wide residents and stakeholders apprised of public meetings, Project Team goals, benchmarks, progress & priorities. All relevant documents shall be uploaded to the web and hard copies will be available at the City of South Bend and Mishawaka and St. Joseph County offices. EPA-submitted documents including, eligibility reviews, Quarterly Reports, Cooperative Agreements, etc. shall also be available online on the Public Engagement Portal. This effort aims to abide by the Executive Order on Open Data, and OMB Open Government Directive M-10-06, 12.08.2009. Outputs for Task1 include Creation of a web-based Public Engagement Portal, and attendance for Coalition member staff at public meetings as well as the national Brownfields Conference, as well as state & regional brownfield and/or reclaiming vacant property training opportunities. A brief document identifying Project Goals & Benchmarks will be created after initial public engagement and Project Team interaction.

**Task 2 - Data Gathering, Consolidation & Review, Site Prioritization, Access Agreements:** One hundred four thousand dollars (\$104,000 | 17% of the budget) from the project will be utilized for this task. The Coalition anticipates that approximately \$94,000 of U.S. EPA funds will be used to contract with a qualified environmental consulting firm to assist with completion of the inventory and that \$10,000 will be used for supplies required by the City to effectively implement this Task. These supplies will include up to 10 mobile tablets (\$6000) for use by personnel during site visits to brownfields properties, GIS software (\$3000), and other miscellaneous supplies (\$1000) required for brownfields inventory activities. In addition, Coalition partners have each pledged \$10,000 of additional funds for leverage for inventory & data. "Big Data" gathering and analysis efforts shall be deployed on this Coalition effort. Existing brownfield site data shall be gathered, from local, state and federal resources. The GIS based inventory will build on an initial inventory of underutilized sites throughout the City of South Bend that was completed as part of an EPA 1999 Pilot Grant. The coalition will leverage the technology from *e-Atlas* (previously implemented by EPA grantee Elkhart County), as the best practice for building a comprehensive and sustainable brownfield inventory, and decision making tool. At a minimum, the inventory process will include: (a) georeferencing historical Sanborn maps (b) identifying historical land-use by converting historical City Directory records (c) review and integration of select City, County, State and Federal records that are potentially relevant to identifying brownfields (such as occupancy and other permits, tax delinquency status, building code violations, vacancy status, etc.) (d) scanning, indexing, and linking to the GIS historical environmental reports from City and County hardcopy based file systems (e) deployment and management of a publicly available web-based interactive brownfield inventory GIS application. Advances in digital mobile technology allow for incorporation of much more efficient means of site inventory and community condition data gathering. Innovative methods of hyper-local data gathering shall be implemented to help discern and maintain fresh community condition data. Among those community conditions gathered will be brownfield sites, vacant and abandoned properties, incidents of illegal dumping, infrastructure conditions, and multiple other variables that contribute to problems of blight and disinvestment. Project partners include students from Notre Dame University who will assist in gathering current community conditions and cataloguing brownfield indicators. The students' assistance will be provided in cooperation with Notre Dame's Office of Sustainability. Outputs for Task 2 include summaries of site prioritization activities, mapping of priority areas, creating Priority Site Lists, and Priority Area Lists derived from collaborative review of the data with the Project Team, stakeholders, and the selected consultants.

**Task 3 – Phase I Assessments & Asbestos Surveys:** Seventy-seven thousand five hundred dollars (\$77,500 | 13% of the project) will go towards Phase I ESAs, Phase I ESA Surveys and Asbestos Surveys. The project will integrate best practices for cost efficient means to investigate entire areas where several brownfield sites of concern are concentrated. A Phase I ESA Area Survey process will be implemented in two separate areas of the Coalition community. Each Phase I ESA Survey (\$20,000) will first review many existing data sets to identify and map brownfield sites and suspect sites. Sanborn maps, city directories, property records, etc. will be reviewed for the target areas. The Phase I ESA Survey activities will lead to independent Phase I ESAs after priority sites are determined in concert with the Project Team and stakeholders. A minimum of ten (10) Phase I ESAs will be completed after broad area-wide data is compiled with the two Phase I ESA Area Surveys. The average cost for a Phase I ESA will be \$2,600 to \$3,800 depending on the size of the property and the nature of past use. Priority sites that are prepared for



redevelopment may require asbestos Surveys. As such, these reports will cost approximately \$3,500 each, with a contingency for the size of site, and the # of suspect asbestos containing materials samples required to be taken. Outputs will include: Two Phase I ESA Area Surveys, Ten Phase I ESAs, and Asbestos Surveys depending upon prioritization and need.

**Task 4 – QAPP preparation, Phase II Assessments, Further Site Investigations & Remediation**

**Planning:** Three hundred thirty thousand dollars (\$330,000 | 55% of the budget) will be used for preparing a site for subsurface investigation, conducting the investigation, and preparing the site for remediation (if warranted). Sites will be evaluated through performance of Phase I and/or II ESAs (conducted in accordance with All Appropriate Inquiry (ASTM Standard E1527-13) and other ASTM standards and practices). The Coalition will focus assessment funds on determining the nature and extent of the contamination at the priority sites where the history is already known. The Coalition also anticipates supporting due diligence associated with sites where developer and/or business interest occurs during the project. The Coalition will also conduct cleanup/redevelopment planning as required by the Indiana Brownfield Program (IBP), Voluntary Remediation Program (VRP), or Underground Storage Tank (UST) program for brownfields where redevelopment is imminent. This may include preparation of Remediation Work Plans (RWPs), assessment of brownfields cleanup/redevelopment alternatives, and evaluation of institutional and engineering controls. The Coalition anticipates that \$330,000 of EPA funds will be used to contract with an qualified environmental consulting firm (\$165,000 Hazardous and \$165,000 Petroleum) and will be utilized to complete one Quality Assurance Project Plan (QAPP) and two annual updates, 10 Sampling and Analysis Plans (SAPs), 10 Phase II ESAs, 6 SIs, and 6 RWPs which will serve as outputs for Task 4. A contractor will be utilized for the ESAs and RWPs which have an estimated average cost of \$1,000 per SAP (\$10,000 total); \$17,000 per Phase II ESA (\$170,000 total); \$19,500 per SI (\$117,000 total), \$4,800 per RWP (\$28,800 total) and \$4,200 (\$2,100 Hazardous and \$2,100 Petroleum) for preparation and update of the QAPP.

**Task 5 - Area-Wide Brownfield Planning:** Fifty-four thousand dollars (\$54,000 | 9% of the budget) will be used to contract with a qualified consulting firm to create an area-wide Brownfield Redevelopment Plan specific the Brownfield Focus Areas identified by the Project Team and stakeholders. The Area-Wide Planning component will work to incorporate existing revitalization planning efforts, and results of Phase I ESA Area Survey(s) to provide an environmental perspective on what barriers to redevelopment may exist. Market research will be included in this task to identify prospective sectors that are likely to drive redevelopment. An asset based approach to incorporating comprehensive community development strategies will be incorporated into the brownfield planning effort. Vacant & abandoned property inventory data, existing transportation network information, community connectivity enhancements, asset identification, and data related to multiple indicators of blight and disinvestment will be combined with the brownfield perspective to guide an accurate plan. Any plan developed will be completed with an eye towards implementation, thus it will include scoping documents that identify costs and funds available to implement recommendations. The Brownfield Redevelopment Plan will serve as the final output for Task 5.

**V.B.2.c Ability to Leverage:** Assessment Grants can be a vital mechanism for catalyzing brownfields redevelopment projects because they cover the costs of site assessment needed to support liability management, project design, and remediation planning. This alone is rarely sufficient to ensure a successful redevelopment. Table 7 describes the resources are available to the applicant:

**Table 7 – Available State and Federal Resources**

<b>Funding Source</b>	<b>Funding Description</b>
Office of Community and Rural Affairs	Indiana Main Street and Demolition Grants
EPA Clean Water State Revolving Fund and Indiana Brownfields Program (IBP) Revolving Loan Fund	Loans for cleanup/remediation activities
Excess Liability Trust Fund (ELTF)	Reimbursement of monies spent to clean up petroleum releases from underground storage tanks
State of Indiana Economic Development for a Growing Economy, Headquarters Relocation Tax Credit, Hoosier Business Investment Tax Credit, and Industrial Recovery Tax Credit	Tax credits and abatements for redevelopments
Additional EPA Assessment, Cleanup, and Revolving Loan Fund (RLF) Grants	Additional assessment grant (up to \$1 million per grant), cleanup grants (\$200,000 per grantee-owned site), and RLF (up to \$1 million)



Table 8 identifies local resources the Coalition can access to support assessment and subsequent cleanup and redevelopment activities. The City of South Bend, the City of Mishawaka, and St. Joseph County jointly prepare their HUD 5 year plan together, and have done so for over 20 years, their Community Development Block Grant allotment can therefore be utilized strategically, and in concert, as is their established practice.

<b>Table 8 – Local Resources to Support Assessment, Cleanup and Redevelopment Activities</b>			
<b>Source</b>	<b>Resources Leveraged/Role of Resources</b>	<b>Estimated Value</b>	<b>Likelihood</b>
<b>Assessment Leveraging</b>			
Coalition 1 Members	1) Meeting rooms, educational materials, and staff needed for press releases, meetings/hearings, website updates, and maintenance of Facebook /LinkedIn to support community outreach. 2) Staff to document site selection process and oversee grant financial transactions to support programmatic activities. 3) Site access support (clearing of brush and debris, building access, etc.) to support Phase I and II ESA activities.	<b>\$25,000</b> for outreach/site selection(500 hrs at \$50/hr) <b>\$10,000</b> for site access (equipment/staff costs of \$1,000 per day, total of ten days for grant project)	100% Coalition will require its members to provide in-kind resources
Coalition 1 Members	GIS based brownfield and sites of concern inventory using the E-Atlas Platform.	<b>\$30,000</b> (\$10,000 from each Coalition Member)	100% Coalition members to share costs
University of Notre Dame and IUSB*	Students and staff to conduct ground surveys with innovative digital mobile data collection applications on handheld devices. Accuracy / error reduction & County to identify and prioritize developable sites.	<b>\$90,000</b> 1,800 labor- hours (35 students, 40-60 hours each at \$50/hr)	90%-100% participation dependent on students providing in-kind resources
<b>Cleanup and Redevelopment Leveraging</b>			
Tax Increment Financing (TIF) districts	Property tax revenue generated from redevelopment projects will be used for site acquisition, public infrastructure improvements, and site improvements	Depends on value of redevelopment	100% if redevelopment occurs in TIF district and the project is approved
South Bend Brownfield Revolving Loan Fund	Low interest loans for site acquisition, plant construction, and equipment purchase/lease of properties in South Bend	<b>Up to \$500,000</b> per loan	100% if eligible; however all RLF funding is loaned out
Tax abatement	Property tax abatement on new equipment and real property improvement for periods up to 10 years, per state statutes.	Depends on value of redevelopment	100% if eligible

\* Commitment Letters for Coalition Members are included in Attachment 8. \* Commitment listed in Support Letters in Attachment 4

### V.B.3. Community Engagement & Partnerships

#### V.B.3a. Plan for Involving Targeted Community and Other Stakeholders; and Communicating Project Progress:

The Coalition believes it is important to provide its citizens and community organizations ample opportunities to become informed and provide input into all phases of the Project. Following notice of an Assessment Grant award, the Coalition will announce the award and the availability of the draft Work Plan to the community through a press release to the local newspaper (South Bend Tribune) and by posting a notice on the Coalition members' and the Chamber's websites. The Coalition will place advertisements on the local area radio stations (WSND 88.9 FM, WNDV 92.9 FM, and WDND 1620 AM) to reach the less literate members of the community and those without internet service, and send written or electronic notices to local business leaders (bankers, real estate brokers, developers).

The Coalition will create a web based Public Engagement Portal specifically for this project, and provide to the public on this portal all meeting agenda, minutes, environmental reports, EPA Quarterly reporting, site inventory information, and more. Hard copies of all relevant documents will also be available for public review at the City of South Bend and Mishawaka and St. Joseph County offices. The Coalition will establish a Facebook page and LinkedIn group for the grant, allowing the community to interact with the Coalition during the entire project. The Coalition will include instructions on how to reach these internet forums in the initial



press release. Approximately 7.3% of the County's population is Hispanic, (U.S. Census, 2010); therefore, the Coalition will also place advertisements on the bilingual radio station serving the area (WSBL 93.5 FM) and make written materials available in Spanish. Hard copies of the draft Work Plan will be located at the Coalition members' offices and local public libraries to ensure access for those without appropriate information technology availability, knowledge, or experience. The public will be able to provide comments verbally to the Coalition members, electronically (Facebook/LinkedIn), or in writing via email or letters. The comments will be discussed during a public meeting hosted by the Coalition. The draft Work Plan will be modified in response to relevant comments.

Following Work Plan approval, the Coalition will schedule two public kick-off meeting to acquaint the community with the project. The meetings will be held in South Bend and also in Mishawaka. One of the kick-off meetings will be recorded digitally and uploaded to the web based Public Engagement Portal for citizens who cannot attend the meetings, and additional meetings will be scheduled if needed. The Coalition will ask the public to identify sites they consider to be brownfields and sites that they feel are impacting health and welfare. Later in the grant funded effort the public will receive mobile applications that they can use to report brownfields, as well as a large palette of community concerns. The sites and community conditions that are crowd sourced by the public will be viewable in the enterprise GIS system by Coalition members, as well as on the Public Engagement Portal in a web based viewer.

Sites will be selected for assessment based on community concern, developer/business interest, and the Coalition's plan to evaluate priority sites. As sites are selected, the Coalition will present the reasoning for the selection at a public meeting and solicit public feedback through the stakeholder engagement process. This process will make use of the GIS based brownfield inventory efforts completed at the start of the project. By collaboratively reviewing maps of redevelopment areas, corridors and identified sites of concern, the Project Team, along with community stakeholders can determine target areas, and adjustments both in study areas, as well as targeted sites of concern. The Coalition will use community comments, viability of the project, and compatibility with the Comprehensive Plans as metrics to determine if grant funds will be used at the proposed site. Project updates will be provided quarterly to the St. Joseph Area Plan Commission. Coalition Project Team representatives will attend city and/or community organization meetings to discuss the project and/or specific site assessments. Where appropriate, a translator will be employed to assist the County's Hispanic community in participating in the public process. Outreach to the Pokagon Band of the Potawatomi Tribe is anticipated related to their 164 acre tribal village planned near suspected brownfields.

After an assessment is completed, the primary information flow will be outward to the community, notifying local stakeholders about assessment activities, and explaining health and environmental impacts. Reports on assessment activities will be posted on the Coalition members' websites, on the project's Public Engagement Portal, Facebook, and LinkedIn. If health threats are identified, partners at the ATSDR will be contacted for input, and written notices will be sent to impacted citizens, and the St. Joseph County Health Department (SJCHD) will be contacted. When cleanup and/or redevelopment planning is initiated, more intensive involvement activities, including explanations of plans and rationales and solicitation of comments and feedback on those plans, will be implemented. Near the project's completion, the Coalition will hold a final public meeting to notify the community of the outcomes of the project. The presentation materials and minutes will be archived and placed on the Coalition members' websites, the Public Engagement Portal, Facebook, and LinkedIn. Hard copies of all relevant documents will also be available for public review at the City of South Bend and Mishawaka and St. Joseph County offices.

**V.B.3.b.i: State, Local, Tribal Agency Partnerships:** The Coalition has created a partnership with the local health agency. As such, St. Joseph County is represented in the Coalition by a Senior Environmental Health Specialist from the St. Joseph County Health Department (SJCHD). The Coalition will also work with state environmental/health agencies to ensure the project's success. The SJCHD is actively involved in education/notification, testing, and monitoring related to septic system concerns, clandestine methamphetamine laboratories, lead poisoning, and groundwater protection. The SJCHD provides blood lead testing to children and can provide groundwater testing if needed. The expertise of SJCHD will be used to help identify/verify off-site health threats posed by identified contamination; identify toxicological issues



and perform risk evaluations; conduct notification/education programs; and coordinate health testing if brownfields contaminant migration is confirmed. The local private Beacon Health System has recently conducted community health assessments, and has written in support of this Coalition Effort. Beacon Health System has indicated it will share its health assessment data and outcomes with the Coalition and invite its Community Health Enhancement staff to engage in the project. The Coalition will continue to reach out to the local Pokagon Band of the Potawatomi Tribe as they have indicated plans for a 164 acre redevelopment at a site in South Bend that is in the vicinity of a known brownfield site. Even if brownfield conditions are not a concern in this development, the Tribe's involvement and input in the Coalition's project will be valued.

**V.B.3.b.ii Other Relevant Federal, State & Local Govt. Agencies:** The Coalition will establish a strong partnership with EPA and the IDEM to ensure future assessment, cleanup, and redevelopment of brownfields is conducted in compliance with the rules and guidance promulgated by the IDEM Voluntary Remediation Program (VRP) and/or IDEM Underground Storage Tank (UST) program, as applicable. Partnering with IDEM VRP, UST, and/or Indiana Brownfields Program (IBP) staff will be important for technical support, resolution of regulatory or procedural issues, and interpretation of rules and guidance documents. When petroleum-impacted sites are identified for potential assessment, the IDEM will be involved in the site eligibility determination. The IDEM will review and approve Remediation Work Plans and Remediation Completion Reports for sites where response actions are completed. If contamination discovered through assessment of brownfields has the potential to negatively impact the health of local populations, especially as related to off-site exposures, IDEM and the SJCHD will be notified and brought in as project partners. The cleanup criteria established by IDEM under the Remediation Closure Guide (RCG) will be used to identify and address on-site health and environmental threats.

**V.B.3.c. Partnerships with Community Organizations:** South Bend, Mishawaka and St. Joseph County will work together in their already established lines of communication that have served them well since they began collaborative work on HUD's Consolidated Plan for CDBG funds in 1993. The Coalition has reached out to many community organizations for both partnership, and assistance on specific tasks in the project, as well as support. The Coalition has identified the following organizations, as described in Table 9, who will be project partners (letters are included in Attachment 4).

Table 9 – Project Partners		
Organization	Description	Role
South Bend Heritage Foundation (SBHF)	Local certified development corporation that is working in several neighborhoods.	Provide residential redevelopment advice
Near Northwest Neighborhood Association: (NNN)	Community organization that works to improve the South Bend Near Northwest Neighborhood, where one of the priority brownfields is located.	Assist the Coalition by providing guidance to ensure that the housing and economic needs of the neighborhood are being met and assist with community outreach and education
The Chamber of Commerce of St. Joseph County	Represent and promote St. Joseph County businesses and encourage business/industrial investment in the community.	Assist in identifying additional brownfields, Support redevelopment planning, help market assessed brownfields, and inform business and potential developers of the availability of grants
Indiana University South Bend (IUSB)	Academic University	Provide students and staff to conduct ground surveys
University of Notre Dame		
Mishawaka Business Association (MBA)	Business growth in Mishawaka	The MBA will support marketing brownfields properties.
Bike Michiana Coalition	Bicycle advocacy group	Brownfield awareness & advocacy through brownfield bicycle tour
Hoosier Environmental Council	Protect and restore Indiana's natural Resources	Assist with locating leveraged funding for cleanup of brownfield sites.
Beacon Health System	Private Hospital	Assist with sharing community health data.
Prime Development Corporation	Acquires underutilized land and incorporates new value into those parcels with sustainable development concepts.	Provide due diligence advice, and site prioritization recommendations from private market perspective.
Michiana Watershed, Inc.	Preservation of natural resources associated with the St. Joseph River basin.	Assist with identification of sites which are impacting the St. Joseph River
La Casa De Amistad Youth and Community Center	Hispanic youth and Community Center	Publish meeting and other notifications and offer translation services at outreach meetings.



**V.B.4. Project Benefits:** The Coalition Member's Comprehensive Plans identify community growth that enhances the quality of life and creates economic vitality while preserving environmental integrity as a key objective for the future. With an Assessment Grant, the Coalition will be able to incentivize the redevelopment of brownfields and provide substantial health and welfare, economic, and environmental benefits to the Coalition communities.

**V.B.4.a. Health and/or Welfare & Environment:** Redevelopment of brownfields will improve residents' health and welfare by removing sources of contamination and limiting inhalation, ingestion, and dermal exposures, which coincides with the Coalition's Comprehensive Plans' goals of agricultural preservation, economic development, strengthening neighborhoods, environmental conservation, and providing adequate infrastructure. Redevelopment of these brownfields via equitable development principles of utilizing new investment in economically disadvantaged neighborhoods in a way that directly benefits the residents. Because this work will be completed on existing industrial sites, residents will reap the benefits without being displaced from their homes or neighborhoods. These redevelopment outcomes coincide with the guiding Livability Principles of increasing economic competitiveness, leveraging federal investment, and valuing and supporting the community and its neighborhoods. In addition, encouraging the reuse of brownfields versus the development of greenfields protects the coalition's prime agricultural lands and other natural resources. The redevelopment of priority brownfields will directly affect the environment by limiting uncontrolled nonpoint pollution sources and illicit discharges and improve water and sediment quality in the St. Joseph River and Juday Creek. This will result in reduction in contaminants in the river and creek, improving aquatic life and allowing for fishing and additional recreational opportunities. The redevelopment of priority brownfields will limit the potential for impact to the all-important St. Joseph sole-source aquifer system.

The City of South Bend is a signatory to the US Conference of Mayors Climate Protection Agreement; under this agreement, cities are committed to striving to meet or beat the Kyoto Protocol goals. Through this agreement signatories recognize that climate change impacts affect municipalities and their residents as they can threaten public health and safety, damage infrastructure and personal property, degrade water quality, compromise coastlines and other natural habitats, disrupt municipal operations, and impede industry, business, shipping, recreational activities, and tourism. The resolution also recognizes that it is critical that cities continue to help mitigate the causes that lead to changes in climate, like reducing greenhouse gas emissions, and that cities must also focus on building resiliency to this change as it is already underway. By building communities which are in concurrence with EPA's livability principles the coalition is reducing greenhouse gases by diminishing the need for personal transportation and providing its residents with the ability to live, work, shop and recreate all in the same neighborhood. The coalition is committed to revitalizing areas which are serviced by public transportation and that have existing infrastructure which reduces the need for personal transportation and minimizes the need for long distance infrastructure.

**V.B.4.b.i. Environmental Benefits from Infrastructure Reuse/Sustainable Reuse:** Sustainable development principles including focusing development on existing urban and developed areas, matching land uses to available infrastructure, and protecting natural resources and greenspace are woven into the Coalition members' Comprehensive Plans. Because most brownfields in the County are abandoned/underutilized manufacturing buildings located in areas served by existing infrastructure, the reuse of these sites epitomizes sustainable redevelopment. By incentivizing brownfields redevelopment, the Coalition will direct development into areas with existing infrastructure, limiting costly expenditures on utility extensions, reducing the use of construction materials (steel and concrete pipe, fiber optic lines, etc.), and reducing air emissions (greenhouse gases, particulate matter) from construction. Coalition members will be involved in the redevelopments and will continue to encourage/require the use of green site investigation (e.g., in-situ data loggers, direct-push drilling) and remediation techniques (e.g., idling reduction plans for equipment, diesel vehicle retrofit technologies) during brownfields site cleanup and redevelopment. The Coalition will encourage incorporating innovative storm water management techniques (rain gardens, bioswales, etc.), and other sustainable design approaches, such as demolition and construction materials recycling, and use of low-VOC building materials into brownfields redevelopments. When existing buildings must be removed, the Coalition will encourage deconstruction, rather than traditional demolition of buildings. For the Drewrey's Brewery, Dodge Manufacturing, and Bristol Corporation priority brownfields, the Coalition





will encourage the installation of energy efficient heating/cooling and lighting systems, resulting in a reduction in electricity and natural gas usage and reduced operating costs, and project is rooted in approaching a more - encourage all new developments to pursue Leadership in Energy and Environmental Design (LEED) certification. In 2013, Coalition Lead Member South Bend focused efforts to convert one way streets back to two-way in the downtown center. This street conversion is an example of a policy shift to more livable and walkable streets, and may culminate in implementing a complete streets ordinance. These sustainable development approaches will help the Coalition reuse existing resources, reduce fossil fuel use and emissions, and minimize energy use and waste generation during brownfields redevelopment. South Bend's Hannover Property has utilized wind power in remediation.

**V.B.4.b.ii. Example:** Through South Bend's TRANSPO LEED Platinum Transit Facility (<http://www.sbtranspo.com/leed/index.php>), the Coalition has demonstrated it can integrate brownfield redevelopment, improved transportation choices, green building practices, and community revitalization. The Emil "Lucky" Reznik Administration, Maintenance and Operations site redeveloped a portion of the former Studebaker factory brownfield site into a project demonstrating best practices in: sustainable siting of projects (on urban brownfields), water efficiency, energy conservation, low impact materials use, and innovative design. The TRANSPO was the first LEED Platinum multi modal transit facility in the country.

**V.B.4.c. Economic or Other non-Economic Benefits (long term benefits):** Coalition residents are concerned about having adequate incentives and amenities to attract redevelopment and new high-paying jobs to counter the devastating job losses. Redevelopment supported by Assessment Grant funds will attract new businesses to provide desperately needed jobs to the Coalition's disenfranchised work force and return idle properties to productive, tax generating uses, which will increase property values and revenues to the Coalition.

Assessment Grant funds will help new businesses offset the higher costs of environmental due diligence, site cleanup and redevelopment planning, and exposure controls to add incentives to converting the Coalition's brownfields to productive, revenue-generating uses. Increased tax revenues will allow the Coalition to improve provision of critical services, increase economic development activities, provide additional resources to address more brownfields, and reap the attendant benefits of brownfields redevelopment. The Coalition believes the increased safe and affordable housing, retail, recreational, and educational options spurred by brownfields redevelopment will improve living conditions and attract additional development, maintaining the vibrancy of its commercial districts and prevent generating new brownfields. Revitalizing the priority sites as well as other brownfields will improve the tax base and diversify the work force, rendering it less vulnerable to swings in the economy. These outcomes coincide with the guiding Livability Principles of valuing and supporting the community's neighborhoods and increasing economic competitiveness.

There are no EPA Environmental Workforce Development and Job Training programs currently operating in the County. The Coalition plans to use local Northern Indiana Region 2 Workforce Board (WorkOne Office in South Bend) to connect with the available workforce and promote local hiring for brownfields assessment and redevelopment activities. The Coalition will use its connection with Indiana University South Bend and Notre Dame to link residents to education and training necessary to learn the skills needed to secure employment in the environmental field, and provide students with work experience and spur their interest in the community and in a career in brownfields redevelopment. The Coalition will encourage their environmental consultant to provide interested students with background in the environmental consulting field, and provide them in direct contact with an environmental employer.

**V.B.5.a. Programmatic Capability:** The Coalition members have a long established tradition of collaboration in properly distributing federal funds, and stand ready to implement an EPA Community Wide Assessment Grant. Since 1993 the Coalition members have together created the HUD Consolidated Plan for St. Joseph County. As such, they have an established record of working together to plan and distribute highly regulated federal funds. The Coalition will seek approval to begin community outreach activities prior to Cooperative Agreement (CA) execution. The Coalition will immediately designate representatives from each member to form a "Project Team." The Project Team will be comprised of representatives from the





Cities of South Bend and Mishawaka, and St. Joseph County, as well selected environmental consultants as soon as the Coalition Members complete the consultant selection process. South Bend's prior experience managing EPA assessment and RLF grants will be utilized as a model to facilitate the coalition grant. The experience and qualifications of each of the key coalition members are discussed below.

The City of South Bend, as Lead Coalition Member, will designate the Department of Community Investment to serve as the lead agency. The Coalition will maintain the grant management team in place during the entire grant project. Mr. Chris Dressel will act as Project Director, and lead the Project Team for the City of South Bend. Mr. Dressel is a seasoned Planner who has served as Bicycle Coordinator for the City of South Bend since 2009, and also as has managed the City of South Bend's federally funded Weed & Seed initiative sponsored by Department of Justice. Ms. Ann Kolata, former brownfield coordinator for the City of South Bend will assist Mr. Dressel as need, she is currently contracted with the City for this task. Ms. Kolata has more than 30 years experience in redevelopment and economic development for the City of South Bend including the Studebaker/Oliver Redevelopment project, a \$33 million project which included the acquisition and demolition of 3.5 million square feet of vacant industrial buildings and remediation and redevelopment of more than 140 acres of land.

Mr. Ken Prince will act as Coalition Team Lead for the member City of Mishawaka. Mr. Prince is the City of Mishawaka's Planning and Economic Development Director. He manages the Department of Community Development provides economic development expertise and information to advise and guide in development, redevelopment, and the construction process of both large and small businesses. The Department also promotes economic stability and growth through sound planning and development programs that include Tax Incremental Financing, development programs in the downtown area, and tax abatements.

Mr. John Lankowicz will be the Coalition Team Lead for the Coalition member St. Joseph County. Mr. Lankowicz is the Senior Environmental Health Specialist for St. Joseph County's Health Department. The St. Joseph County health department serves the entire area covered by this grant proposal including Coalition member communities of South Bend and Mishawaka, as well as the unincorporated areas of St. Joseph County and the towns of Lakeville, New Carlisle, North Liberty, Osceola, and Roseland, Indiana.

To evaluate the project's progress, the Coalition will first collaboratively determine project goals and benchmarks, as described in Table 10. At each Project Team meeting, the group will collectively analyze progress towards achieving Project Goals and if all benchmarks have been met. Goals will be determined met only when accompanying outputs and outcomes have been assessed and reported. Once a site has been determined to be eligible, it will be entered into the Assessment, Cleanup, and Redevelopment Exchange System (ACRES). The ACRES profiles will be updated following completion of Phase I and II ESAs, remediation, and/or redevelopment activities.

Table 10 – Project Goals and Benchmarks			
Outputs		Outcomes	
Number of community meetings held	Number of RWPs completed	Acres of land assessed	Jobs created/retained and tax revenue generated
Number of brownfields identified	Number of sites where cleanup planning was conducted	Acres of property remediated	Other leveraged funding
Number of Phase I and II ESAs completed	Public Engagement Portal created and number of visits, documents downloaded	Acres of property redeveloped	Redevelopment investment value
Number of Phase I ESA Area Surveys Conducted		Acres of parks and greenspace preserved and/or created	Focus area investment tracked & A/V increase

The Coalition will evaluate the project progress quarterly to determine if the funds are being expended as anticipated and if the completed assessments are catalyzing remediation and/or redevelopment investment and creating jobs. Results of this self-assessment will be shared with the EPA Project Officer through



quarterly reports. The Coalition will adjust their approach to selecting sites for funds if it appears that the project is not generating the expected outcomes. The Coalition will retain highly competent qualified environmental professionals as environmental consultants to assist in managing and tracking the activities funded by the Assessment Grants and to conduct the environmental assessments. The environmental consultants will be retained using a Qualifications-Based Selection Process that complies with the applicable federal procurement regulations (40 CFR §31.36). The selected consultants will include those with both proven experience in area wide brownfield strategic planning, public engagement, and site investigation. The chosen consultants will be experienced in all aspects of EPA Assessment Grant management and will have demonstrated extensive experience with, understanding of, and familiarity with the Indiana Finance Authority's Brownfields Program as well as the Indiana Voluntary Remediation Program (VRP). Any selected consultant will have previous experience with EPA Assessment Grants projects, and will have successfully managed at least three brownfields redevelopment projects where multiple brownfields redevelopment financing incentives were leveraged.

**V.B.5.b. Audit Findings:** Neither the City of South Bend nor the Coalition members have received adverse audit findings from an OMB Circular A-133 audit or an audit conducted by a federal, state, tribal, or local government inspector or similar organization.

**V.B.5.c. Past Performance and Accomplishments:** The City of South Bend, Lead Member and applicant for the Coalition, has received and successfully managed numerous EPA grants; all funds under previously awarded grants have been expended.

EPA Grants Received and Managed by South Bend			
Grant Type	Cooperative Agreement Number	Funding Amount	Comments
RLF Cleanup	BF965597-01-0	\$250,000	Leveraged \$400,000.
RLF Assessment	BF965645-01-0	\$200,000	Leveraged \$40,000 and completed 6 Phase II, 4 Phase I, and 2 asbestos assessments.
Cleanup	BF965293-01-0	\$200,000	Used for groundwater remediation at the Studebaker Stamping Plant source area and the former Oliver Plow property.
Cleanup	BF965546-01-0	\$200,000	Used for groundwater remediation at the Studebaker Stamping Plant source area and the former Oliver Plow property.
Non-EPA Federal Grants for Environmental Cleanup Received and Managed by South Bend			
Grant Type	Grant Identification Number	Funding Amount	Comments
ARRA Stimulus	00 E971 01-0	\$360,000	Used for asbestos abatement activities at one site and soil remediation at two sites.

The City of South Bend complied with funds disbursement requirements, financial tracking grant reporting requirements, submission of technical documents, documentation of project progress including quarterly reports, WBE/MBE utilization reports and ACRES updates, and auditing requirements for the listed grants. The City has the procedural knowledge to successfully disburse Assessment Grant funds and track Assessment Grant expenditures.

**V.B.5.c.i.2. Accomplishments:** The City of South Bend's successfully loaned out the RLF Grant BF965597-01-0 for \$250,000 and \$400,000 supplemental funding was leveraged for the project. Loans were made for the two sites listed below in addition to \$180,000 of program income. The RLF was used to complete cleanup at the Fredrickson Park project, a site where assessment funding was used to facilitate a Phase II ESA. Loan proceeds were used to cap the portion of an unpermitted landfill that extended onto the site and install a methane gas collection system that was tied into the original system. Following remediation, a portion of the site was conveyed to the Boy Scouts of America for the development of the 9,200 square foot LaSalle Council Scouting and Resource Development Center that houses an environmental education center. This loan leveraged \$1,000,000 of private investment. One loan and sub-grant were made from program income and the Supplemental Funding to pay the environmental remediation portion of demolition costs at the former Studebaker Company foundry. This was the last phase of demolition required for the development of Ignition Park, an Indiana Certified Technology Park – see: [www.ignitionpark.com](http://www.ignitionpark.com) a remarkable outcome of US EPA Brownfield investment.



# ATTACHMENT 1

## THRESHOLD DOCUMENTATION

**1. Applicant Eligibility:** Cities of South Bend and Mishawaka, Indiana and St. Joseph County, Indiana have committed to form a **Coalition** to apply for both Hazardous Substances and Petroleum US EPA Grant funds solicited by the US EPA. The City of South Bend, Indiana will act as Lead Member in the Coalition for this Brownfields Community Wide Assessment Grant Coalition. All members of the coalition are General Purpose Local Units of Government as defined by state statute in the Indiana Code, and according to 40 CFR Part 31.3 is thereby eligible to apply for these US EPA Brownfield Community Wide Assessment Grant funds.

- **NOTE:** No coalition member received a FY 2013 US EPA Brownfield Assessment or Cleanup Grant Award.

**Lead Coalition Member:** City of South Bend, Indiana is a General Purpose Local Unit of Government as defined by state statute in the Indiana Code, and 40 CFR Part 31.3, and is thereby eligible to apply for these US EPA Brownfield Community Wide Assessment Grant funds on behalf of this Coalition.

**Coalition Members:** The City of Mishawaka, Indiana, and St. Joseph County, Indiana are both committed members of this EPA Brownfield Area Wide Assessment Grant coalition. Mishawaka, Indiana and St. Joseph County are eligible for Coalition Membership as they are General Purpose Local Units of Government as defined by Indiana Code and meet the definition under 40 CFR Part 31.3.

**2. Letter from State Authority:** A current (Dated 1/22/2014) Letter from the State environmental authority, the Indiana Department of Environmental Management (IDEM) is attached in **Attachment 2** of this document.

**3. Community Involvement:** City of South Bend, the lead Coalition Member applicant, has specialized in community engagement in past brownfield redevelopment efforts. Based on best practices in public engagement the Coalition will model its efforts on current digital means, and also retain standard paper and media forms of information dissemination. Current successful innovations in community engagement and public information include: creating a Public Engagement Portal for the project similar to nearby [www.Renew19.com](http://www.Renew19.com), hosting small group meetings of stakeholders around key sites, or areas to be investigated, hosting larger group meetings in the area of concern to that community to introduce the project, and much more. The Community Involvement approach is detailed the text of the Proposal in section: **V.B.3. Community Engagement and Partnerships**.

**4. Site Eligibility and Property Ownership Eligibility:** This application is for a Community Wide Brownfield Assessment Coalition Grant. Consequently, site eligibility and property ownership eligibility criteria are not applicable.

RESOLUTION NO 4313-14

**A RESOLUTION OF THE COMMON COUNCIL OF THE CITY OF SOUTH BEND, INDIANA,  
AUTHORIZING THE SUBMISSION OF AN APPLICATION TO THE UNITED STATES  
ENVIRONMENTAL PROTECTION AGENCY ON BEHALF OF THE ST. JOSEPH COUNTY  
BROWNFIELD ASSESSMENT COALITION FOR A BROWNFIELD ASSESSMENT GRANT**

**WHEREAS**, the United States Environmental Protection Agency has financial assistance for brownfield revitalization including grants for site assessments; and

**WHEREAS**, St Joseph County, the City of South Bend, and the City of Mishawaka intend to form the St Joseph County Brownfield Assessment Coalition ("Coalition"), and the Coalition intends to request a \$600,000 Assessment Grant in order to establish a county wide Brownfields Assessment Program; and

**WHEREAS**, the City of South Bend would serve as the lead agency for submitting the application and administering any grant funds that are awarded to the Coalition; and

**WHEREAS**, the Mayor is the Chief Executive Officer of the City of South Bend, and is the appropriate applicant for the Environmental Protection Agency Brownfield Assessment Grant.

**NOW THEREFORE BE IT RESOLVED** by the Common Council of the City of South Bend Indiana as follows:

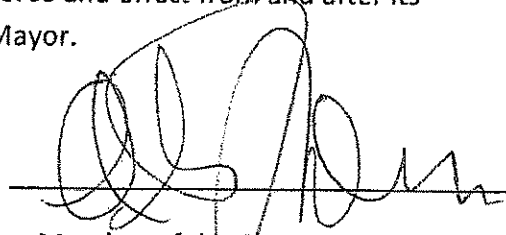
**SECTION I.** That the Mayor of the City of South Bend Indiana is hereby authorized to apply to the United States Environmental Protection Agency for a \$600,000 Assessment Grant and to execute all documents related to any grant awarded on behalf of the St Joseph County Brownfield Assessment Coalition in which the City of South Bend, the City of Mishawaka, and St Joseph County are participants.

**SECTION II.** That the Mayor of the City of South Bend Indiana shall file with the Common Council a complete copy of the application submitted to the United States Environmental Protection Agency.

**SECTION III.** That for every activity, project or program to be funded under this Resolution the Mayor shall submit to the Common Council an appropriation ordinance prior to expenditure of any funds received from the United States Environmental Protection Agency.

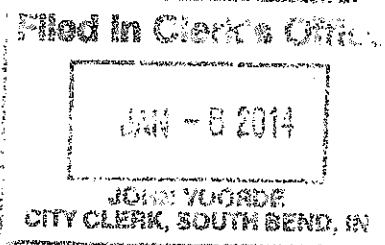
**SECTION IV.** That the City of South Bend Department of Community Investment is hereby designated as the agency and office administering on behalf of the St Joseph County Brownfield Assessment Coalition the Brownfield Assessment Grant awarded under this application.

**SECTION V.** That this Resolution shall be in full force and effect from and after its adoption by the Common Council and approval by the Mayor.



Member of the Common Council

PRESENTED 1-13-14  
NOT APPROVED  
ADOPTED 1-13-14



## **ATTACHMENT 2**

### **LETTER FROM STATE AUTHORITY**

**Please note attached Indiana Department of Environmental Management Acknowledgement Letter  
(1/22/2014)**



## INDIANA DEPARTMENT OF ENVIRONMENTAL MANAGEMENT

*We Protect Hoosiers and Our Environment.*

100 N. Senate Avenue • Indianapolis, IN 46204

(800) 451-6027 • (317) 232-8603 • [www.idem.IN.gov](http://www.idem.IN.gov)

Michael R. Pence  
Governor

Thomas W. Easterly  
Commissioner

January 22, 2014

Mr. Chris Dressel  
Planner  
City of South Bend  
227 W. Jefferson Blvd., Suite 1400S  
South Bend, Indiana 46601

Re: U.S. EPA Brownfields Grant Proposal  
Acknowledgement Letter  
Coalition Assessment  
Hazardous Substances and Petroleum  
South Bend-Mishawaka-St. Joseph County  
Coalition  
St. Joseph County, Indiana

Dear Mr. Dressel:

This letter is provided in support of the City of South Bend Coalition consisting of the Cities of South Bend and Mishawaka and St. Joseph County (Coalition) proposal to the U.S. Environmental Protection Agency (U.S. EPA) for Brownfields Assessment Grant funding. The Indiana Department of Environmental Management (IDEM) acknowledges that the City of South Bend, as the lead applicant, is requesting \$600,000 (\$300,000 for hazardous substances and \$300,000 for petroleum). IDEM understands that this funding will be utilized to support updating the inventory of brownfield sites within the Coalition members' jurisdictions; to conduct Phase I and Phase II Environmental Site Assessments (ESAs) of priority brownfield sites, and, as applicable, cleanup and redevelopment planning activities (e.g., Remediation Work Plans) for these priority brownfield; and to conduct community outreach activities (i.e., coordinating and conducting meetings with stakeholders and the general public) to inform the Coalition residents of the availability of the grant funds as well as the progress of the grant-funded projects.

IDEM believes that the Coalition has demonstrated its commitment to redeveloping brownfields by its members taking advantage of financial and technical assistance offered by U.S. EPA and the Indiana Brownfields Program in the past. This Assessment grant funding will help the Coalition continue its efforts to address brownfields within the Coalition member communities. Should an opportunity arise for the Coalition to need/purse liability clarification or cleanup/closure at any of the sites investigated with this grant funding, IDEM realizes that the Coalition is committed to working with the Indiana Brownfields Program and/or the IDEM Voluntary Remediation Program.



A State that Works



U.S. EPA Brownfields Grant Proposal 2014  
Acknowledgment Letter  
Page 2

Based on the information submitted, IDEM considers the Coalition an excellent candidate to receive U.S. EPA grant funding to continue its brownfield redevelopment efforts, which support Indiana's brownfield initiative. IDEM looks forward to continuing its partnership with the Coalition members. For further assistance, please contact Michele Oertel of the Indiana Brownfields Program toll free at (800) 451-6027, ext. 4-0235, or directly at (317) 234-0235 or at [moertel@ifa.in.gov](mailto:moertel@ifa.in.gov).

Sincerely,



Bruce A. Oertel, Chief  
Remediation Services Branch  
Office of Land Quality

BAO/mmo

cc: *(via electronic transmission)*  
Linda Mangrum, U.S. EPA Region 5  
Kelley Moore, U.S. EPA Region 5  
Ryan Dudley, SYMBIONT

# ATTACHMENT 3

## DOCUMENTATION OF APPLICANT ELIGIBILITY

Not Applicable -  
Coalition Lead & Members are  
General Purpose Local Units of Government per 40 CFR 31.3

*Local government means a county,  
municipality, city, town, township,  
local public authority (including any  
public and Indian housing agency  
under the United States Housing Act of  
1937) school district, special district,  
intrastate district, council of governments  
(whether or not incorporated as  
a nonprofit corporation under State  
law), any other regional or interstate  
government entity, or any agency or  
instrumentality of a local government.*

**Applicant Eligibility:** The cities of South Bend, and Mishawaka, Indiana have joined with St. Joseph County, Indiana to form a coalition to apply for both Hazardous Substances and Petroleum US EPA Grant funds as a Brownfields Community Wide Assessment Grant Coalition.

**Lead Coalition Member:** This City of South Bend, Indiana, is a General Purpose Local Unit of Government as defined by state statute in the Indiana Code, and 40 CFR Part 31.3, and is thereby eligible to apply for these US EPA Brownfield Community Wide Assessment Grant funds on behalf of this Coalition.

**Coalition Members:** The city of Mishawaka, Indiana, and St. Joseph County, Indiana are both committed members of this EPA Brownfield Area Wide Assessment Grant coalition. Mishawaka, Indiana and St. Joseph County, Indiana are eligible for Coalition Membership as they are General Purpose Local Units of Government as defined by Indiana Code and meet the definition under 40 CFR Part 31.3.

## **ATTACHMENT 4**

### **COMMUNITY-BASED ORGANIZATIONS LETTERS OF SUPPORT**



INDIANA UNIVERSITY  
SOUTH BEND

CENTER FOR A SUSTAINABLE FUTURE

January 10, 2014

Mr. Christopher D. Dressel  
City of South Bend  
Associate – Planning  
Community Investment  
227 W. Jefferson Blvd.  
South Bend, IN 46601

RE: Community Support for U.S. EPA Brownfields Assessment Grants  
St. Joseph County Brownfield Assessment Coalition

Dear Mr. Dressel:

The Indiana University South Bend (IUSB) Center for a Sustainable Future understands that the Cities of South Bend, Mishawaka, and St. Joseph County are forming a coalition (the Coalition) to apply for a U.S. Environmental Protection Agency Brownfields Assessment Grant. The IUSB Center for a Sustainable Future believes that the grant project will benefit each of the Coalition communities and would like to offer its support for the project.

The IUSB Center for a Sustainable Future believes that the Coalition grant project offers a perfect opportunity for the university to engage with Coalition communities, support their brownfield redevelopment efforts, and provide its students with real life experience in the fields of sustainability and environmental science.

Students and staff of the IUSB Center for a Sustainable Future can assist the Coalition with identifying sustainable land use practices and can assist with conducting ground surveys of the Coalition communities to identify and prioritize developable sites. Other support as needed (community and health surveys, etc.) could also be provided in conjunction with our classes and students. We anticipate that up to 15 students could participate in the grant project and dedicate 40 hours each to the project.

The IUSB Center for a Sustainable Future supports the Coalition as it seeks an Assessment Grant, and looks forward to working with the Coalition as it identifies and prioritizes the brownfields that are adversely impacting its communities.

Sincerely,

Mike Keen, Ph.D., LEED-AP

Director, Center for a Sustainable Future



UNIVERSITY OF  
NOTRE DAME

COLLEGE OF SCIENCE

299F Galvin Life Science Center  
Notre Dame, Indiana  
46556-5602 USA

Rachel Novick, Ph.D.  
*Director of the Minor in Sustainability*

Telephone (574) 287-1888  
Facsimile (574) 631-7413  
Email: [movick@nd.edu](mailto:movick@nd.edu)

January 8, 2014

Mr. Christopher D. Dressel  
City of South Bend  
Associate - Planning  
Community Investment  
227 W. Jefferson Blvd.  
South Bend, IN 46601

RE: Community Support for U.S. EPA Brownfields Assessment Grants  
St. Joseph County Brownfield Assessment Coalition

Dear Mr. Dressel:

I am pleased to support your application for two U.S. Environmental Protection Agency (EPA) Brownfield Assessment Grants to assess and promote redevelopment of Brownfield sites within St. Joseph County.

As the Director of Notre Dame's interdisciplinary minor in sustainability, I am responsible for advising the students enrolled in the minor in developing their senior capstone projects. My primary mentoring goal is to help students develop capstone projects that are both intellectually rigorous and highly relevant to the sustainability-related problems facing society. The Brownfields Assessment project would be an ideal opportunity to address both of these goals by giving students the opportunity to contribute in a substantive way to a multifaceted sustainability challenge facing our community.

Students from every college at Notre Dame are represented in the sustainability minor, and they each utilize their disciplines to contribute to a different facet of sustainability research and praxis. The Brownfields Assessment project would therefore be able to draw on architecture students, business majors, engineers, and natural and social scientists to address the multitude of challenges these land areas pose to our community. I would encourage interested students to get involved in the project during their junior year and they would continue their participation through the spring of their senior year, providing ample time for a thorough and well-planned contribution to the overall program.


Student projects could include taking part in directing ground surveys of the Coalition communities to identify and prioritize developable sites and provide other support as needed. Students may also get involved in developing conceptual redevelopment designs and participate in Brownfields final design to support redevelopment of specific sites or areas. Outside of the

sustainability minor, I believe there would be substantial interest in this project as an opportunity for independent research or volunteer internships as well.

Students who are involved would present their findings to the Coalition members to support the grant project and to their respective Notre Dame advisors to support their degree requirements. We anticipate that up to 20 students could participate over the three years of the grant project. An estimate of 80-120 hours per student would be expected of participants in the sustainability minor; others would likely contribute 50-60 hours.

I enthusiastically support the Coalition as it seeks an Assessment Grant and looks forward to working with the Coalition as it identifies and prioritizes Brownfield redevelopment as a way to benefit the entire community.

Sincerely,



Rachel Novick, Ph D.



3951 N. Meridian, Ste. 100, Indianapolis, IN 46208  
P 317.686.8600 F 317.686.4794

WWW.HECWEB.ORG

Chris Dressel, City of South Bend, Indiana - Planner, Bicycle Coordinator  
Department of Community Investment  
County-City Building, Suite 1400 South  
227 W. Jefferson Boulevard  
South Bend, IN 46601

January 14, 2014

**Letter of Support for South Bend, Indiana's 2014 US EPA Community Wide Brownfield  
Assessment Grant Coalition Application**

Dear Mr. Dressel:

I write this letter to support the City of South Bend's efforts towards brownfield assessment and redevelopment. Specifically the Hoosier Environmental Council is keen to support your effort to apply for \$600,000 in US EPA Brownfield Community Wide Assessment Grant funds through a Coalition effort linking South Bend, the City of Mishawaka, and St. Joseph County's innovative efforts towards brownfield assessment.

We laud your efforts at cross-county collaboration as you continue to reach across governmental lines of jurisdiction in the effort to assess environmental conditions on former commercial and environmental properties. The Hoosier Environmental Council works to advance policy at the local, state, and federal level to improve the environmental condition of Indiana communities. We understand that brownfield sites typically host multiple concerns to the human health and environment which preclude economic growth. As such, the Hoosier Environmental Council is a proponent of effectively leveraging funds for environmental assessment which is necessary before environmental cleanup may be possible.

South Bend, Mishawaka, and St. Joseph County as a whole suffer from a disproportionate burden of the legacy of industrial development in Indiana. In recent years, the job losses and economic challenges in St. Joseph County have been among the highest in Indiana. The Hoosier Environmental Council supports both improving the environmental condition of Hoosier communities, and we are especially thrilled when resources can be brought to Indiana to accomplish environmental improvement AND economic development.

The Hoosier Environmental Council applauds the EPA for making these funds available, and South Bend for working in a collaborative effort with its coalition member communities to bring these scarce federal funds to Indiana.

Best regards,

Jesse Kharbanda  
Executive Director





# South Bend Heritage

803 Lincoln Way West South Bend, IN 46616

Phone: 574-289-1066

Fax: 574-289-4550

www.sbheritage.org

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January 9, 2014

Mr. Christopher D. Dressel  
City of South Bend  
Associate - Planning  
Community Investment  
227 W. Jefferson Blvd.  
South Bend, IN 46601

RE: Community Support for U.S. EPA Brownfields Assessment Grants  
St. Joseph County Brownfield Assessment Coalition

Dear Mr. Dressel:

South Bend Heritage Foundation (SBHF) is pleased to support the St. Joseph County Brownfield Assessment Grant Coalition in its application for two FY2014 U.S. Environmental Protection Agency (U.S. EPA) Brownfields Assessment Grants to assess and promote redevelopment of brownfield sites located in South Bend, Mishawaka and St. Joseph County.

As you know, SBHF is a not-for-profit community development corporation founded in 1974 to help reverse the physical and social decline of South Bend's urban neighborhoods. SBHF has invested more than \$35 million in commercial and residential projects, working with business and community leaders to strengthen our community by rebuilding our core urban neighborhoods. SBHF's role in the Assessment Grant Project will consist of assisting the Coalition in community outreach and education through the distribution of meeting notices to constituents and providing input into the commercial and housing development needs of our urban neighborhoods. We look forward to being a partner in your Brownfield redevelopment efforts.

The SBHF is committed to improving the lives of our residents, and will provide its resources to support the Coalition's brownfield redevelopment efforts.

Sincerely,

Marco Mariani  
Executive Director



**ST. JOSEPH COUNTY**  
CHAMBER OF COMMERCE

January 8, 2014

Mr. Christopher D. Dressel  
City of South Bend  
Associate - Planning  
Community Investment  
227 W. Jefferson Blvd.  
South Bend, IN 46601

RE: Community Support for U.S. EPA Brownfields Assessment Grants  
St. Joseph County Brownfield Assessment Coalition

Dear Mr. Dressel:

The St. Joseph County Chamber of Commerce (Chamber) is pleased to support the St. Joseph County Brownfield Assessment Coalition (Coalition) in its application for two FY2014 US Environmental Protection Agency (US EPA) Brownfield Assessment Grants to access and promote redevelopment of brownfield sites within South Bend, Mishawaka, and St. Joseph County.

As the lead economic development agency for St. Joseph County, we recognize how important the redevelopment of brownfields is in our County. We are excited about the work the Coalition is doing to try and bring back properties back to productive use in our county. We believe your work is critical to community efforts to grow our economy, create jobs, and encourage new capital investment.

We believe our organization can be helpful to your efforts. We would be happy to assist by identifying additional brownfields; supporting redevelopment planning in the County, helping market assessed brownfields, and informing businesses and potential developers of the availability of grant funds.

The Chamber is committed to improving economic conditions in the County, and will provide its resources to support the coalition's brownfield redevelopment efforts.

Sincerely,

A handwritten signature in black ink, appearing to read "Jeff Rea".

Jeff Rea, President & CEO

January 7, 2014



Ms. Ann Kolata  
City of South Bend  
Senior Redevelopment Specialist  
Community & Economic Development  
227 W. Jefferson Blvd.  
South Bend, IN 46601

RE: Community Support from Prime Development Corporation  
U.S. EPA Brownfields Assessment Grant Project  
St. Joseph County, Indiana

Dear Ms. Kolata:

Prime Development Corporation is excited to support your application for two U.S. Environmental Protection Agency (EPA) Brownfield Assessment Grants to assess and promote redevelopment of Brownfield sites within our community.

The focus of Prime Development Corporation is to acquire underutilized, well located parcels of land and incorporate new value into these parcels with innovative, sustainable development concepts that will meet the neighborhood and community needs of today and future generations. Our diverse development team's knowledge and experience allows Prime Development Corporation to create new real estate developments including residential, commercial, and mixed-use, which are driven by a community's demand.

Prime Development Corporation supports the Coalition as it seeks the EPA Assessment Grants and looks forward to working with the Coalition as it identifies and prioritizes the Brownfields that are adversely impacting our community.

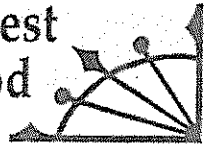
Sincerely,

A handwritten signature in cursive script that reads "Dennis L. Murphy".

Dennis L. Murphy, Vice President  
Prime Development Corporation

Near Northwest  
Neighborhood

INCORPORATED



January 7, 2014

Mr. Christopher D. Dressel  
City of South Bend  
Associate - Planning  
Community Investment  
227 W. Jefferson Blvd.  
South Bend, IN 46601

RE: Community Support for U.S. EPA Brownfields Assessment Grant Project  
St. Joseph County Brownfield Assessment Coalition

Dear Mr. Dressel:

The Near Northwest Neighborhood, Inc. (NNN) is pleased to support the St. Joseph County Brownfield Assessment Grant Coalition in its application for two U.S. Environmental Protection Agency (EPA) Brownfield Assessment Grants to assess and promote redevelopment of Brownfield sites within our community.

The NNN was formed to promote active involvement of all residents in the neighborhood to build a better community. We are aware of several brownfields in our proximity that are a blighting influence to our neighborhood and are stagnating growth. This is particularly true of the former Drewry's Brewery at 1408 Elwood Avenue. Redeveloping these sites will not only benefit our community by removing these eyesores and increasing our property values as a whole, but will also provide much-needed employment opportunities to our residents. The NNN's role in the Assessment Grant Project will consist of assisting the Coalition in community outreach and education through the distribution of meeting notices to constituents and providing input into the commercial and housing development needs of our urban neighborhoods. We look forward to being a partner in your Brownfield redevelopment efforts.

The NNN is committed to improving the lives of our residents, and will provide its resources to support the Coalition's Brownfield redevelopment efforts.

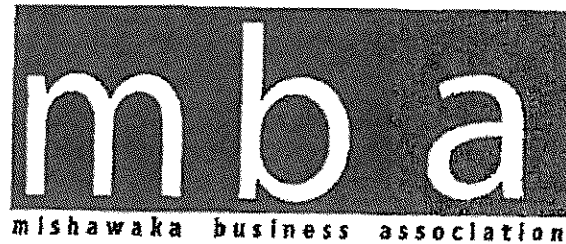
Sincerely,

Karen C. Ainsley  
Executive Director

1007  
PORTAGE AVE.  
SOUTH BEND  
INDIANA  
46616

P.O. Box 1132  
SOUTH BEND  
INDIANA  
46624

TEL. 574-232-9182  
FAX 574-232-1171



January 10, 2014

Ms. Ann Kolata  
City of South Bend  
Senior Redevelopment Specialist  
Community & Economic Development  
227 W. Jefferson Blvd.  
South Bend, IN 46601

RE: Community Support for U.S. EPA Brownfields Assessment Grants  
St. Joseph County, Indiana

Dear Ms. Kolata:

The Mishawaka Business Association (MBA) is pleased to support your application for two FY2014 U.S. Environmental Protection Agency (U.S. EPA) Brownfields Assessment Grants to assess and promote redevelopment of brownfield sites within St. Joseph County.

As you know, the MBA promotes an environment conducive to business growth in Mishawaka. The MBA will help market assessed brownfields, and inform business and potential developers of the availability of grant funds.

The MBA enthusiastically supports the effort by the Coalition to secure U.S. EPA Brownfields Assessment grants to investigate properties impacted by hazardous substances and petroleum products. Identifying these potential hazards for redevelopment is crucial for Mishawaka and St. Joseph County in order to retain and attract new businesses and create jobs. We urge you to award the necessary funds for this very important project.

Sincerely,

A handwritten signature in cursive script, reading "Amber Kennedy", written in dark ink.

Amber Kennedy  
Executive Director



MICHIANA WATERSHED, INC.

P.O. Box 1284  
South Bend, IN 46637  
michianawatershed.org  
January 13, 2014

Mr. Christopher D. Dressel  
City of South Bend  
Associate - Planning  
Community Investment  
227 W. Jefferson Blvd.  
South Bend, IN 46601

RE: Support for U.S. EPA Brownfields Assessment Grants  
St. Joseph County Brownfield Assessment Coalition

Dear Mr. Dressel:

Michiana Watershed, Inc. applauds the coalition formed among the Cities of South Bend and Mishawaka, and St. Joseph County (hereafter referred to as "the Coalition") to apply for a U.S. Environmental Protection Agency (EPA) Brownfields Assessment Grant. We fully support the proposed project, as we believe the assessment would benefit the respective communities and the entire watershed.

Our organization's primary goals are the preservation of natural resources associated with the St. Joseph River basin, and development of healthy outdoor recreation within the communities served by the members of the Coalition. We promote bicycle/pedestrian trail development and paddling sports on local waterways. For much of our 55-year history, we have led or participated in efforts to clean the St. Joseph River and make it more hospitable for canoeists and kayakers. Knowledge of locations of brownfields and their contamination levels is part of the groundwork in any of our efforts, since their remediation is prerequisite for both surface redevelopments and water quality.

Michiana Watershed supports the Coalition in its pursuit of an Assessment Grant, and looks forward to working with the Coalition as it identifies and prioritizes the brownfields that are adversely affecting our local communities.

Sincerely,

Ken Sauer, President  
Michiana Watershed



# LA CASA DE AMISTAD YOUTH AND COMMUNITY CENTER

746 So. Meade St., South Bend, IN 46619 \* Phone: (574) 233-2120 \* Fax: (574) 233-2234

January 8, 2014

Mr. Christopher D. Dressel  
City of South Bend  
Associate - Planning  
Community Investment  
227 W. Jefferson Blvd.  
South Bend, IN 46601

RE: Community Support for U.S. EPA Brownfields Assessment Grants  
St. Joseph County Brownfield Assessment Coalition

Dear Mr. Dressel:

La Casa De Amistad understands that the Cities of South Bend, Mishawaka, and St. Joseph County are forming a coalition (the Coalition) to apply for a U.S. Environmental Protection Agency (EPA) Brownfields Assessment Grant. As part of the grant application, La Casa De Amistad understands that the Coalition must secure local community organization support and leverage additional funds/resources to support the grant project.

La Casa De Amistad believes that the grant project will benefit each of the Coalition communities and would like to offer its partner support for the project. The La Casa De Amistad believes that the Coalition grant project offers a perfect opportunity to support these communities by publishing meeting and other notifications along with translation services at outreach meetings if needed.

La Casa De Amistad supports the Coalition as it seeks an Assessment Grant, and it looks forward to working with the Coalition as it identifies and prioritizes the brownfields that are adversely impacting its communities.

Sincerely,

Sam Centellas  
Executive Director



United Way  
of St. Joseph County



REAL  
SERVICES

Some programs funded, in part, by United Way and Real Services.





The Coalition seeks a more bicycle-friendly community by  
Encouraging bicycling for commuting and recreation;  
Expanding and improving bicycle infrastructure; and  
Educating citizens and government.

Bicycle Friendly  
Community Team

Bike to Work Week

Friends of Granger  
Paths

Michiana Bicycle  
Association

Northern Indiana  
Mountain Bike  
Association

Friends of the  
Pumpkinvine Nature  
Trail

Indiana-Michigan  
River valley Trail

Bike Michiana for  
Hospice

Urban Adventure  
Games

Bike the Bend

**President:**  
Judy Lee

**Vice  
President:**  
Pete Jank

**Secretary:**  
Pete Jank

**Treasurer:**  
Henry Scott

**Dir. Events  
Marketing:**  
J V Peacock

**Dir. Racing:**  
Mike Allen

**Dir. At Large:**  
Aaron Dwyer  
Paul Taylor  
Lynn Kistenarik  
Chris Vandenbussche

BikeMichiana.org

BMC  
PO Box 11699  
South Bend, IN  
46634

January 12, 2014

**RE: Community Support for U.S. EPA Brownfields Assessment Grants  
St. Joseph County Brownfield Assessment Coalition**

Dear Mr. Dressel:

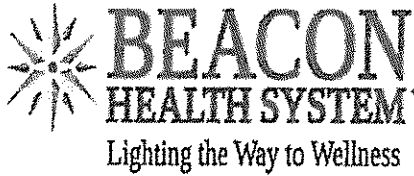
The Bike Michiana Coalition understands that the Cities of South Bend, Mishawaka, and St. Joseph County are forming a coalition (the Coalition) to apply for a U.S. Environmental Protection Agency (EPA) Brownfields Assessment Grant. As part of the grant application, the Bike Michiana Coalition understands that the Coalition must secure local community organization support and leverage additional funds/resources to support the grant project. The Bike Michiana Coalition believes that the grant project will benefit each of the Coalition communities and would like to offer its support for the project.

As brownfields are often found adjacent to bicycle routes, potential future routes and other bicycle facility opportunities, Bike Michiana Coalition believes that the Coalition grant project offers a perfect opportunity to both support these communities and promote the improvement and conservation of our environment and natural resources. As part of our support, the Bike Michiana Coalition will support the redevelopment of Brownfield sites that intersect or are adjacent to opportunities that advance the "bike friendliness" of the area. BMC would also support a bicycle tour of Brownfield sites to help raise their profile amongst the community.

The Bike Michiana Coalition supports the Coalition as it seeks an Assessment Grant, and it looks forward to working with the Coalition as it identifies and prioritizes the Brownfields that are adversely impacting its communities.

Sincerely,

Judy Lee  
President  
Bike Michiana Coalition



Elkhart General Hospital  
Memorial Hospital of South Bend

January 14, 2014

Mr. Chris Dressel  
City of South Bend  
Planner  
Department of Community Investment  
227 West Jefferson Boulevard  
South Bend, Indiana 46601

RE: Community Support for FY 2014 Brownfields Assessment Grant Project

Dear Mr. Dressel:

On behalf of Beacon Health System, we are pleased to support the application for a grant to assess the level and health impact of toxicity in our community's brownfields.

As a city with a history steeped in manufacturing, we are cognizant of the potential for contamination of the land and water tables. As South Bend continues to grow, specifically with the residential movement into the urban areas, stringent assessment of the brownfields is a priority. As the community hospital, Memorial Hospital of South Bend is committed to supporting the environmental health of our city. Having recently completed a county-wide health needs assessment, we believe strongly in taking proactive measures to protect the health of community residents.

Memorial Hospital encourages the grant application for the assessment of brownfields by coalition members - the St. Joseph County Health Department, the City of South Bend and the City of Mishawaka and is pleased to provide this letter of support.

Sincerely,

Margo DeMont, Ph.D.  
Executive Director of Community Health Enhancement  
Memorial Hospital of South Bend

## **ATTACHMENT 5**

### **DOCUMENTATION OF LEVERAGED FUNDS COMMITTED TO THE PROJECT**



**CITY OF SOUTH BEND**  
**PETE BUTTIGIEG, MAYOR**  
**OFFICE OF THE MAYOR**

January 17, 2014

Christopher D. Dressel  
Associate - Planning  
City of South Bend  
Department of Community Investment  
227 W. Jefferson Blvd.  
South Bend, IN 46601

RE: Leveraged Funding from Coalition Members  
FY2014 U.S. EPA Brownfields Assessment Grants  
St. Joseph County Brownfield Assessment Coalition

Dear Mr. Dressel:

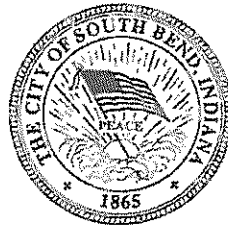
The City of South Bend (the City) is pleased to support the St. Joseph County Brownfield Assessment Grant Coalition's (the Coalition) application for two FY2014 U.S. EPA Brownfields Assessment Grants (\$300,000 for Hazardous Substances and \$300,000 for Petroleum).

The City will provide the St. Joseph County Brownfield Assessment Grant Coalition with \$10,000 to support costs related to the creation of a county-wide GIS based inventory of brownfield sites within the Coalition member's jurisdictions. The City is committed to supporting the Coalition's Assessment Grant.

Sincerely,

  
Pete Buttigieg, Mayor  
City of South Bend

227 W. JEFFERSON BOULEVARD  
SUITE 1400 S.  
SOUTH BEND, IN 46601-1830



PHONE: 574/235-9371

FAX: 574/235-9021

CITY OF SOUTH BEND PETE BUTTIGIEG, MAYOR

## COMMUNITY INVESTMENT

SCOTT FORD, EXECUTIVE DIRECTOR

January 17, 2014

Mr. Christopher D. Dressel  
City of South Bend  
Associate - Planning  
Community Investment  
227 W. Jefferson Blvd.  
South Bend, IN 46601

RE: Leveraged Support from Coalition Members  
FY2014 U.S. EPA Brownfields Assessment Grants  
St. Joseph County Brownfield Assessment Coalition

Dear Mr. Dressel:

The City of South Bend Department of Community Investment (Department) understands that the Cities of South Bend and Mishawaka and St. Joseph County are forming a coalition (the Coalition) to apply for a U.S. Environmental Protection Agency (EPA) Brownfields Assessment Grant. As part of the grant application, The Department understands that the Coalition must leverage additional funds/resources to support the grant project.

South Bend is fortunate to have six districts eligible for Tax Increment Financing (TIF). If the coalition grant request is funded, the TIF districts will be able to provide funding to assist with clean up and redevelopment of eligible brownfield sites within the districts.

The Department fully supports the Coalition as it seeks an Assessment Grant and looks forward to using its TIF to support the redevelopment of brownfields in South Bend.

Sincerely,

Scott C. Ford  
Executive Director

Cc: file

PLANNING

NEIGHBORHOOD ENGAGEMENT

BUSINESS DEVELOPMENT

ECONOMIC RESOURCES

JITIN RAIN

PAMELA C. MEYER

CHRIS FIELDING

BROCK ZEEB

227 W. JEFFERSON BOULEVARD

SUITE 1400 S.

SOUTH BEND, IN 46601-1830



PHONE: 574/235-9371

FAX: 574/235-9021

CITY OF SOUTH BEND      PETE BUTTIGIEG, MAYOR

## COMMUNITY INVESTMENT

SCOTT FORD, EXECUTIVE DIRECTOR

January 14, 2014

Mr. Christopher D. Dressel  
City of South Bend  
Associate - Planning  
Community Investment  
227 W. Jefferson Blvd.  
South Bend, IN 46601

RE:    Leveraged Support from Coalition Members  
      FY2014 U.S. EPA Brownfields Assessment Grants  
      St. Joseph County Brownfield Assessment Coalition

Dear Mr. Dressel:

The City of South Bend Department of Community Investment (Department) understands that the Cities of South Bend and Mishawaka and St. Joseph County are forming a coalition (the Coalition) to apply for a U.S. Environmental Protection Agency (EPA) Brownfields Assessment Grant. As part of the grant application, the Department understands that the Coalition must leverage additional funds/resources to support the grant project. The Department believes that the grant project will benefit each of the Coalition communities and would like to offer additional support for the project.

The Department currently administers South Bend's Tax Abatement program. Tax abatements are available for periods up to 10 years for eligible real property (new construction and rehabilitation) and 5 years for personal property (manufacturing equipment that has not been previously taxed in Indiana) within the South Bend city limits. A second program is the Brownfields Revolving Loan Fund which will be funded with repayments from a previously funded Brownfields RFL Grant. As the loan repayments are made to the City, the Brownfields RLF will be established and loans will be made to eligible private entities for redeveloping brownfields properties within the South Bend city limits. The Department believes that these two incentives could be used subsequent to the expenditure of assessment grant funds to support the actual redevelopment of brownfield sites in South Bend. By making funds available from the cities' Brownfield Revolving Loan Program, the Department will be able to facilitate the availability of capital to small business interested in redeveloping brownfields in South Bend.

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PLANNING

NEIGHBORHOOD ENGAGEMENT

BUSINESS DEVELOPMENT

ECONOMIC RESOURCES

JITIN KAIN

PAMELA C. MEYER

CHRIS FIELDING

BROCK ZEEB

The tax abatements would further support these redevelopment activities by limiting the amount of taxes paid on new investments.

The Department and the City of South Bend will commit to utilizing its programs to support redevelopment of brownfields that are assessed using the Assessment Grant funds. Specifically, the Department is willing to commit the following resources to the grant project, as applicable:

1) The South Bend Brownfield Revolving Loan program will provide low interest loans of \$100,000 to \$200,000 (subject to the availability of funds) to eligible private entities who intend to redevelop brownfield site's) in the South Bend city limits. The applicants to the program will have to meet the loan and business criteria established by the program as well as site eligibility requirements and be approved by the South Bend Board of Public Works.

2) Provide real property and/or personal property tax abatements for eligible new investment (new construction, rehabilitation, and/or new manufacturing equipment) on brownfield sites in the South Bend city limits. The tax abatements will range from one to ten years in length, with a schedule for the abatement determined based on the criteria established by the South bend Common Council related to the type of new investment and the number of jobs created by the investment.

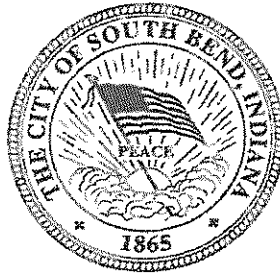
The Department fully supports the Coalition as it seeks an assessment grant and looks forward to using the Brownfield Revolving Loan and Tax Abatement programs to support the redevelopment of brownfields in the City of South Bend.

Sincerely,

A handwritten signature in black ink, appearing to read "Scott C. Ford", is written over a horizontal line.

Scott C. Ford  
Executive Director

Cc:file



**CITY OF SOUTH BEND**  
**PETE BUTTIGIEG, MAYOR**  
**OFFICE OF THE MAYOR**

January 17, 2014

Christopher D. Dressel  
Associate - Planning  
City of South Bend  
Department of Community Investment  
227 W. Jefferson Blvd.  
South Bend, IN 46601


RE: Leveraged Local Government Resources for  
FY2014 U.S. EPA Brownfields Assessment Grants  
St. Joseph County Brownfield Assessment Coalition

Dear Mr. Dressel:

The City of South Bend (the City) is providing this letter as documentation of our commitment to provide in-kind local government staff resources to support implementation of two FY2014 U.S. EPA Brownfields Assessment Grants (\$300,000 for Hazardous Substances and \$300,000 for Petroleum). Specifically, the City will provide up to 500 hours of staff time (including grant project manager and staff) to support programmatic, community outreach functions and site selection associated with the Assessment Grant Project.

These services include preparation of quarterly reports, progress meetings, financial tracking, preparation and distribution of Project information, hoisting public meetings, and coordination with U.S. EPA personnel. The value of these in-kind services is approximately \$25,000 (500 hours at an average hourly rate of \$50). In addition, the City will provide site access assistance such as clearing brush and debris and building access to support assessment activities. The value of these in-kind services is approximately \$10,000 (10 days at \$1,000 per day).

Sincerely,

  
Pete Buttigieg, Mayor  
City of South Bend





County of St. Joseph  
**BOARD OF COMMISSIONERS**  
227 W. Jefferson  
South Bend, Indiana 46601  
574-235-9534 Fax 574-235-7849

MEMBERS

ANDREW T. KOSTIELNEY  
*President*  
MARSHA G. MCCLURE  
*Vice-President*  
DAVE THOMAS  
*Member*

January 10, 2014

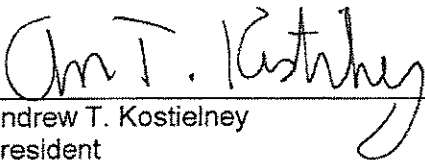
Christopher D. Dressel  
City of South Bend  
Planner  
Department of Community Investment  
227 W. Jefferson Blvd.  
South Bend, IN 46601

Re: Leveraged Funding from Coalition Members  
FY2013 U.S. EPA Brownfields Assessment Grants  
St. Joseph County, Indiana

Dear Mr. Dressel:

St. Joseph County (the County) understands the *St. Joseph County Brownfield Assessment Grant Coalition* (the Coalition), consisting of the Cities of South Bend and Mishawaka and St. Joseph County, is applying for two FY2012 U.S. EPA Brownfields Assessment Grants (\$400,000 for Hazardous Substances and \$200,000 for Petroleum). The County is committed to supporting the Coalition's Assessment Grant and will provide the Coalition with \$10,000 for costs related to the creation of a county-wide GIS based inventory of brownfield sites within the Coalition members' jurisdictions.

Very truly yours,

  
Andrew T. Kostielney  
President



# CITY OF MISHAWAKA

DAVID A. WOOD, MAYOR

DEPARTMENT OF PLANNING AND COMMUNITY DEVELOPMENT

January 7, 2014

Ms. Ann Kolata  
City of South Bend  
Senior Redevelopment Specialist  
Community & Economic Development  
227 W. Jefferson Blvd.  
South Bend, IN 46601

Re: Leveraged Funding from Coalition Members  
FY2014 U.S.EPA Brownfields Assessment Grants  
St. Joseph County, Indiana

Dear Ms. Kolata:

The City of Mishawaka (the City) understands the *St. Joseph County Brownfield Assessment Grant Coalition* (the Coalition), consisting of the Cities of South Bend and Mishawaka and St. Joseph County, is applying for two FY2012 U.S. EPA Brownfields Assessment Grants.

If the grant is approved, the City is committed to supporting the Coalition's Assessment Grant and will provide the Coalition with \$10,000 for costs related to the creation of a county-wide GIS based inventory of brownfield sites within the Coalition members' jurisdictions.

We feel that this inventory would be greatly beneficial to both the City of Mishawaka and the coalition as a whole. We are looking forward to working as part of the coalition.

Sincerely,

Kenneth B. Prince, ASLA, AICP  
City Planner

Cc- David A. Wood, Mayor

PLANNING • COMMUNITY DEVELOPMENT • REDEVELOPMENT • ECONOMIC DEVELOPMENT • HISTORIC PRESERVATION

City Hall • 600 East Third Street • Mishawaka IN • 46544-2241  
Community Development • Redevelopment • Economic Development Phone: (574) 258-1609 Fax: (574) 968-6999  
Planning • Historic Preservation Phone: (574) 258-1625 Fax: (574) 968-6999  
E-mail: [planning@mishawakacity.com](mailto:planning@mishawakacity.com) and [communitydevelopment@mishawakacity.com](mailto:communitydevelopment@mishawakacity.com)



# CITY OF MISHAWAKA

DAVID A. WOOD, MAYOR

DEPARTMENT OF PLANNING AND COMMUNITY DEVELOPMENT

January 7, 2014

Ms. Ann Kolata  
City of South Bend  
Senior Redevelopment Specialist  
Community & Economic Development  
227 W. Jefferson Blvd.  
South Bend, IN 46601

RE: FY 2014 U.S. EPA Brownfields Assessment Grant  
Tax Increment Financing Leveraging Support

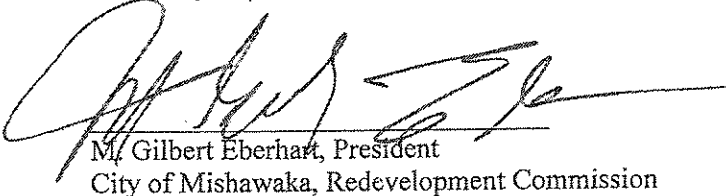
Dear Ms. Kolata:

The City of Mishawaka Redevelopment Commission understands that the Cities of South Bend and Mishawaka and St. Joseph County are forming a coalition (the Coalition) to apply for a U.S. Environmental Protection Agency (EPA) Brownfields Assessment Grant. As part of the grant application, the DCD understands that the Coalition must leverage additional funds/resources to support the grant project. The DCD believes that the grant project will benefit each of the Coalition communities and would like to offer additional support for the project.

Mishawaka is fortunate to have districts eligible for Tax Increment Financing (TIF). If the Coalition grant request is funded, the City's South Side and North West Tax increment financing districts have the ability to provide millions of dollars to assist in the redevelopment of such properties, pending the review and approval of the Redevelopment Commission as a whole following the review of a specific redevelopment/clean up initiative. The City has used TIF funds in the past for Brownfield clean-up and we would look forward to potentially leveraging to help assess, clean up, and redevelop additional brownfield sites located in Mishawaka.

The Redevelopment Commission fully supports the Coalition as it seeks an Assessment Grant, and looks forward to using its TIF to support the redevelopment of brownfields in Mishawaka.

Sincerely,



M. Gilbert Eberhart, President  
City of Mishawaka, Redevelopment Commission

Cc- David A. Wood, Mayor

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City Hall • 600 East Third Street • Mishawaka, IN • 46544-2241  
Community Development • Redevelopment • Economic Development Phone: (574) 258-1609 Fax: (574) 968-6999  
Planning • Historic Preservation Phone: (574) 258-1625 Fax: (574) 968-6999  
E-mail: [planning@mishawakacity.com](mailto:planning@mishawakacity.com) and [communitydevelopment@mishawakacity.com](mailto:communitydevelopment@mishawakacity.com)



# CITY OF MISHAWAKA

DAVID A. WOOD, MAYOR

DEPARTMENT OF PLANNING AND COMMUNITY DEVELOPMENT

January 7, 2014

Ms. Ann Kolata  
City of South Bend  
Senior Redevelopment Specialist  
Community & Economic Development  
227 W. Jefferson Blvd.  
South Bend, IN 46601

RE: FY 2014 U.S. EPA Brownfields Assessment Grant  
Leveraging Support for St. Joseph County, Indiana

Dear Ms. Kolata:

The City of Mishawaka Department of Community Development understands that the Cities of South Bend and Mishawaka and St. Joseph County are forming a coalition (the Coalition) to apply for a U.S. Environmental Protection Agency (EPA) Brownfields Assessment Grant. The DCD believes that the grant project will benefit each of the Coalition communities and would like to offer additional support for the project.

The Department of Community Development administers a tax abatement program in the City of Mishawaka that offers tax abatements for periods up to 10 years for eligible real property (new construction and rehabilitation) and personal property (manufacturing equipment that has not been previously taxed in Indiana) within the Mishawaka city limits. Representing the administration of the City, we believe that this incentive could be used subsequent to the expenditure of Assessment Grant funds to support the actual redevelopment of brownfield sites in Mishawaka. The tax abatements would support redevelopment activities by limiting the amount of taxes paid on new investments made at brownfield properties.

The Community Development Department will recommend to the legislative body of the City that the City commit to utilizing its Tax Abatement program to support redevelopment of brownfields that are assessed using the Assessment Grant funds. Specifically, the Community Development Department will recommend that the City provide real property and/or personal property tax abatements for eligible new investment (new construction, rehabilitation, and/or new manufacturing equipment) in brownfield sites in the Mishawaka city limits. The tax abatements will range from one to ten years in length, with a schedule for the abatement determined based on the type of new investment and the number of jobs created by the investment.

The Community Development Department fully supports the Coalition as it seeks an Assessment Grant, and looks forward to using the tax abatement program to support the redevelopment of brownfields in the City of Mishawaka.

Sincerely,

Dave Thomas  
Community Development Director

Cc- David A. Wood, Mayor

PLANNING • COMMUNITY DEVELOPMENT • REDEVELOPMENT • ECONOMIC DEVELOPMENT • HISTORIC PRESERVATION

City Hall • 600 East Third Street • Mishawaka IN • 46544-2241  
Community Development • Redevelopment • Economic Development Phone: (574) 258-1609 Fax: (574) 968-6999  
Planning • Historic Preservation Phone: (574) 258-1625 Fax: (574) 968-6999  
E-mail: [planning@mishawakacity.com](mailto:planning@mishawakacity.com) and [communitydevelopment@mishawakacity.com](mailto:communitydevelopment@mishawakacity.com)

## **ATTACHMENT 6**

### **JUSTIFICATION FOR WAIVER REQUEST FOR \$200,000 LIMIT**

Please Note:

The Coalition Lead is not requesting a waiver of the \$200,000 limit;  
therefore this is not applicable.

**ATTACHMENT 7**

**PROPERTY-SPECIFIC  
DETERMINATION REQUEST**

Please Note:  
The application is for a community-wide assessment  
grant; therefore this is not applicable.

## **ATTACHMENT 8**

### **LETTERS OF COMMITMENT FROM COALITION MEMBERS**



County of St. Joseph  
**BOARD OF COMMISSIONERS**

227 W. Jefferson  
South Bend, Indiana 46601  
574-235-9534 Fax 574-235-7849

MEMBERS

ANDREW T. KOSTIELNEY  
*President*  
MARSHA G. McCLURE  
*Vice-President*  
DAVE THOMAS  
*Member*

January 10, 2014

Christopher D. Dressel  
City of South Bend  
Planner  
Department of Community Investment  
227 W. Jefferson Blvd.  
South Bend, IN 46601

RE: U.S. EPA Brownfields Assessment Grant Coalition

Dear Mr. Dressel:

St. Joseph County acknowledges membership in the *St. Joseph County Brownfield Assessment Grant Coalition* (the Coalition) consisting of the Cities of South Bend and Mishawaka and St. Joseph County, constituted for the purpose of applying for a U.S. Environmental Protection Agency (U.S. EPA) Brownfields Assessment Grant to help foster brownfields redevelopment in the Coalition communities.

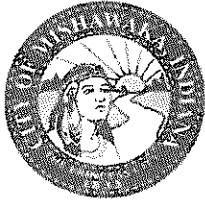
St. Joseph County is a General Purpose Unit of Local Government in the State of Indiana. St. Joseph County understands the Coalition is applying for a \$600,000 U.S. EPA Brownfields Hazardous Substances and Petroleum Assessment Grant and that the City of South Bend will serve as the lead coalition member and grant recipient/administrator. Upon award of the grant, St. Joseph County understands the Coalition members will be required to develop a binding Memorandum of Agreement to document the site selection process, allocation of funds, and programmatic mechanisms for implementing the grant project.

St. Joseph County fully supports the Coalition, and looks forward to using the grant funds to revitalize brownfields for mutual benefit of the Coalition communities.

Sincerely,

Andrew T. Kostielney  
President





# CITY OF MISHAWAKA

DAVID A. WOOD, MAYOR

OFFICE OF THE MAYOR

January 7, 2014

Ms. Ann Kolata  
City of South Bend  
Senior Redevelopment Specialist  
Community & Economic Development  
227 W. Jefferson Blvd.  
South Bend, IN 46601

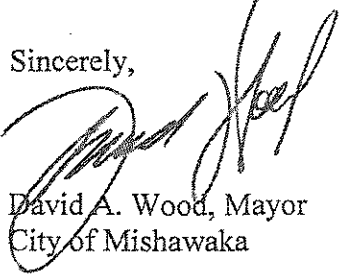
RE: U.S. EPA Brownfields Assessment Grant Coalition

Dear Ms. Kolata:

The City of Mishawaka acknowledges membership in the *St. Joseph County Brownfield Assessment Grant Coalition* (the Coalition) consisting of the Cities of South Bend and Mishawaka and St. Joseph County, constituted for the purpose of applying for a U.S. Environmental Protection Agency (U.S. EPA) Brownfields Assessment Grant to help foster brownfields redevelopment in the Coalition communities. The City of Mishawaka is a General Purpose Unit of Local Government in the State of Indiana. The City of Mishawaka understands the Coalition is applying for a \$600,000 U.S. EPA Brownfields Hazardous Substances and Petroleum Assessment Grant and that the City of South Bend will serve as the lead coalition member and grant recipient/administrator. Upon award of the grant, the City of Mishawaka understands the Coalition members will be required to develop a binding Memorandum of Agreement to document the site selection process, allocation of funds, and programmatic mechanisms for implementing the grant project.

The City of Mishawaka fully supports the Coalition, and looks forward to using the grant funds to revitalize brownfields for mutual benefit of the Coalition communities.

Sincerely,

  
David A. Wood, Mayor  
City of Mishawaka

Coalition Members designate by signature below that they understand that the US EPA requires that a Memorandum of Agreement (MOA) be executed upon award of a Community-Wide Brownfield Assessment Coalition Grant. If the Coalition Grant Proposal is successful, notification is anticipated in late summer 2014, with the grant cooperative agreement to be signed by the City of South Bend, IN in October, 2014.

The FINAL MOA shall be agreed upon by all Coalition Members, and executed only after cooperative agreement negotiations are underway with US EPA, after the prospective Coalition Grant is awarded.

Coalition Members, by signature below indicate that they are familiar with the MOA requirement, and will work with other Coalition Members to finalize a revised version of this MOA upon a successful Coalition Grant award.

X

Pete Buttigieg  
Mayor of South Bend, Indiana

X

David A. Wood  
Mayor, City of Mishawaka, Indiana

X

Andrew Kostelney / Dave Thomas / Marsha McCl...  
County Commissioner (Pres. / V.P. / Member)

EPA FY2014  
BROWNFIELDS  
ASSESSMENT GRANT  
COALITION  
MEMORANDUM OF  
AGREEMENT  
BETWEEN THE  
FOLLOWING PARTIES:

CITY OF SOUTH BEND, IN (LEAD);  
CITY OF MISHAWAKA, IN, (MEMBER)  
ST. JOSEPH COUNTY, IN, (MEMBER)

01/10/2014 DRAFT  
Memorandum of Agreement  
(MOA)

FY2014 Community-Wide  
Brownfield Assessment  
Grant Coalition Proposal  
Submitted to: US EPA,  
OSWER, Office of  
Brownfields and Land  
Revitalization 01/22/2014

**BROWNFIELDS ASSESSMENT COALITON**  
**MEMORANDUM OF AGREEMENT (MOA) BETWEEN THE**  
**FOLLOWING PARTIES: THE CITY OF SOUTH BEND, INDIANA;**  
**THE CITY OF MISHAWAKA, INDIANA, & ST. JOSEPH COUNTY,**  
**INDIANA**

*The following eight items are understood to represent the MINIMUM elements that must be included in an Assessment Coalition Memorandum of Agreement (MOA). Applicants are responsible for adhering to these elements and signing this MOA prior to the expenditure of any assessment funds.*

*Members may choose to add elements to this MOA. The MOA is required per the Brownfields Assessment Grant Terms and Conditions and must be reviewed by the EPA Project Officer to ensure (1) all required MOA elements are included; (2) all coalition members have signed the MOA; and (3) any additional MOA elements are legal under the Brownfields Law and do not contradict Assessment Grant Terms & Conditions.*

This Memorandum of Agreement (MOA) documents the roles and responsibilities of the various parties involved in the Brownfield Assessment Coalition with regard to EPA Cooperative Agreement No: BF\_\_\_\_\_.

**Recital of Elements of the MOA:**

1. On \_\_\_\_\_ the EPA awarded a Coalition Community-Wide Brownfields Assessment Grant Cooperative Agreement to the Lead Coalition Member: the **City of South Bend, Indiana**. Unless otherwise amended, as approved by the parties to this MOA, and the US EPA, the grant period is October 1, 2014 through September 30, 2017. The **Lead Coalition Member** is responsible to EPA for management of the cooperative agreement and compliance with the statutes, regulations, and terms and conditions of the award, and ensuring that all members of the coalition are in compliance with the terms and conditions.
2. It is the responsibility of the **Lead Coalition Member** to provide timely information to the other Coalition Partners regarding the management of the cooperative agreement and any changes that may be made to the cooperative agreement over the period of performance.
3. The Coalition Partners include the Lead Coalition Member, the **City of South Bend, Indiana**; the **City of Mishawaka, Indiana**; and, **St. Joseph County, Indiana**.

The contact information for each of the Coalition Partners is as follows:

**South Bend, Indiana (Lead Coalition Member & Applicant)**

**Chris Dressel**, City of South Bend, Indiana - Planner, Bicycle Coordinator  
Department of Community Investment  
County-City Building, Suite 1400 South  
227 W. Jefferson Boulevard  
South Bend, IN 46601  
Phone: (574) 235-5874 | Fax: (574) 235-9021  
[CDressel@SouthBendIN.gov](mailto:CDressel@SouthBendIN.gov)

**City of Mishawaka, Indiana (Coalition Member)**

**Ken Prince**, City of Mishawaka, Indiana - City Planner  
Community Development Department  
Planning & Zoning  
600 East Third Street  
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Phone: (574) 258-1625 | Fax: (574) 968-6999  
[kprince@mishawaka.in.gov](mailto:kprince@mishawaka.in.gov)

**St. Joseph County, Indiana (Coalition Member)**

- **John Lankowicz**, St. Joseph County, Indiana  
Senior Environmental Health Specialist  
St. Joseph County Health Department  
227 West Jefferson Blvd.  
County-City Bldg., 9th floor  
South Bend, Indiana 46601  
574-245-6711 | Fax: 574-235-9497  
[JLankowicz@co.st-joseph.in.us](mailto:JLankowicz@co.st-joseph.in.us)

4. Activities funded through the cooperative agreement may include: additional brownfield and distressed property inventory preparation, and mapping; site selection and assessment prioritization criteria development, and implementation; site assessments; area-wide planning (including cleanup planning) relating to brownfield sites; and community outreach materials creation (including creating a Public Engagement Portal); and community outreach implementation, and other eligible activities. **Lead Coalition Member** may retain consultant(s) and contractors under 40 CFR 30.36 to undertake various activities funded through the cooperative agreement and may award subgrants to other coalition members under 40 CFR 31.37 for assessment projects in their geographic areas. Subgrantees are

accountable to Lead Coalition Member for proper expenditure of funds. Lead Coalition Member, in its role as Lead Coalition Member, may also assist other Coalition Members and Partners by directing activities in their respective areas upon receipt of their written agreement (email by authorized representative may suffice).

5. The Lead Coalition Member will procure the consultant(s) in compliance with 40 CFR 31.36 requirements. The Lead Coalition Member will issue the Request for Proposals or Request for Qualifications and will be the entity responsible for receipt of the submitted proposals and selection and award of contracts. Lead Coalition Member will consult with other Coalition Members in making selections of consultants and contractors and negotiating the terms of agreements.

6. The Lead Coalition Member, in consultation with the other Coalition Members and Partners, will work to develop a site selection process based on agreed upon factors and will ensure that a minimum of five sites are assessed over the life of the cooperative agreement. Selected sites will be submitted to EPA for prior approval to ensure eligibility. In the spirit of cooperation under which this Coalition is formed, the Lead Coalition Member will cooperate with other Coalition Members and gain consensus in prioritizing and directing the use of the \$600,000 in grant funds to Focus Areas and sites of concern within the community.

*Note: Lead Coalition member and each of the Coalition Partners may agree upon a minimum number of sites assessed per member at the start of the cooperative agreement to ensure equitable distribution of funds across all members' jurisdictions.*

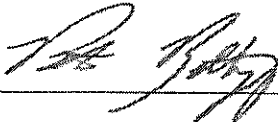
7. Upon designation of the specific sites, it will be the responsibility of Lead Coalition Member to work with the coalition member in whose geographic area the site is located to finalize the scope of work for the consultant or contractor. Unless otherwise agreed upon, it will be the responsibility of this member to obtain all required permits, easements, and/or access agreements as may be necessary to undertake assessments at the selected site for the coalition member. If this member does not have the capacity to perform these activities Lead Coalition Member may assist in securing necessary site access agreements and permits.

8. The Lead Coalition Member is responsible for ensuring that other activities as negotiated in the workplan, such as community outreach and involvement, are implemented in accordance with a schedule agreed upon by Lead Coalition Member any contracting consultants, and the Coalition Member or Partner in whose geographic area the site to be assessed is located.

9. This MOA constitutes a recitation of the intent of the Coalition Members and Partners, and may be amended as desired by written agreement by all Coalition Member MOA signing parties. To be effective, amendments to this MOA must be mutually agreed upon by all signing parties.

10. This Agreement may be executed in counterparts (each of which shall be deemed to be an original but all of which taken together shall constitute one and the same agreement) and shall become effective when one or more counterparts have been signed by each of the parties and delivered to the other party.

Agreed by the following parties,



Pete Buttigieg | Mayor | City of South Bend, Indiana

Representing Lead Coalition Member

Date:

David A. Wood | Mayor | City of Mishawaka, Indiana

Representing Coalition Member

Date:

Andrew Kostielney, President | County Commissioner | St. Joseph County, Indiana

Representing Coalition Member

Date:

## **ATTACHMENT 9**

### **PETROLEUM ELIGIBILITY DETERMINATION**

(The application is for a community-wide assessment grant COALITION; therefore this is not applicable.)

**ATTACHMENT 10**

**SPECIAL CONSIDERATIONS CHECKLIST**



# **Attachment 10** **Other Factors -** **Special Considerations** **Checklist**

Please identify (with an X) which if any of the below items apply to your community or your project as described in your proposal. To be considered for an Other Factor, you must include the page number where each applicable factor is discussed in your proposal. EPA will verify these disclosures prior to selection and may consider this information during the evaluation process. If this information is not clearly discussed in your narrative proposal or in any other attachments, it will not be considered during the selection process.

	Other Factor	Page #
	Community population is 10,000 or less	
	Federally recognized Indian tribe	
	United States territory	
X	Applicant will assist a Tribe or territory  <b>The Pokagon Band of the Potawatomi Tribe have plans to develop a 164 acre tribal village development including residential, health service, tribal govt. facilities, a casino, hotel, and meeting space complex in southern South Bend, Indiana. The site location is very close to brownfield sites along Gertrude, Lilac Streets. The Coalition will collaborate with the Pokagon to assist with their due diligence and assessment needs.</b>	P. 11
	Targeted brownfield sites are impacted by mine-scarred land	
X	Targeted brownfield sites are contaminated with controlled substances  <b>Existing public safety data in South Bend has identified 59 Meth sites in South Bend, with 10 of these sites are concentrated in the West Side Corridor prospective commercial revitalization areas. There are approximately 980 vacant properties listed in this focus area.</b>	p. 10
	Recent natural disaster(s) (2006 or later) occurred within community, causing significant community economic and environmental distress	
X	Project is primarily focusing on Phase II assessments.  <b>If funded, this project will put a primary focus on completing II Environmental Site Assessments (ESAs). The Coalition plans to conduct 10 Sampling and Analysis Plans (SAPs), 10 Phase II ESAs, 6 Further Site Investigations, and 6 Remedial Work Plans for a total cost of \$330,000, or 55% of the total grant funding requested.</b>	p. 8

**Attachment 10  
Other Factors -  
Special Considerations  
Checklist**

	Other Factor	Page #
X	<p>Applicant demonstrates firm leveraging commitments for facilitating brownfield project completion by identifying amounts and contributors of funding in the proposal and have included documentation</p> <p><b>The Cities of South Bend, Mishawaka, and St. Joseph County, Indiana are committed to making redevelopment of brownfield properties in the community a success. Each of these partners has pledged \$10,000 for a sum total of \$30,000 to contribute to this EPA grant funded site inventory, prioritization, and assessment project. Coalition members have also pledged tax abatement support, as well as TIF district funding to assist with brownfield redevelopment projects that are supported under this grant.</b></p>	Attachment 5 & p.6
X	<p>Community experienced manufacturing plant closure(s) (2008 or later) tied to the targeted brownfield sites or project area, including communities experiencing auto plant closures due to bankruptcy or economic disruptions.</p> <p><b>The City of South Bend, Mishawaka, and St. Joseph Co. have all experienced multiple manufacturing plant closures as detailed in the narrative proposal. St. Joseph County's current unemployment rate is 9.2% (2012) which is significantly higher than the state's 7.5% and national average 8.2%. The Table 4 in section V.B.1.c.i Economic Conditions shows 1811 workers affected from plant closings since 2009.</b></p>	P. 4
	Recent (2008 or later) significant economic disruption (unrelated to a natural disaster or manufacturing/auto plant closure) has occurred within community, resulting in a significant percentage loss of community jobs and tax base.	
	Applicant is a recipient or a core partner of a HUD-DOTE-EPA Partnership for Sustainable Communities (PSC) grant that is directly tied to the project area, and can demonstrate that funding from a PSC grant has or will benefit the project area. To be considered, <b>applicant must attach documentation, which</b> demonstrates this connection to a HUD-DOT-EPA PSC grant.	
	Applicant is a recipient of an EPA Brownfields Area-Wide Planning grant	
X	<p>Community is implementing green remediation plans.</p> <p><b>The South Bend has experience in implementing green remediation and redevelopment projects. At the Hannover Property brownfield site in South Bend, an Indiana Remedial action at the site recommended the use of high-vacuum Multi-Phase Extraction (MPE) supplemented with pump-and-treat to recover light nonaqueous phase liquids (LNAPLs) and remediate impacts topsoil and groundwater. Two pump-and-treat wells were installed with WINDMILL powered down well recovery pumps. These wells linked to a larger remediation system, saving electricity costs and fossil fuel emissions to power the electricity saved. See:</b>  <a href="http://www.epa.gov/Region5/waste/cars/remediation/region5greenercleanup_notes.pdf">http://www.epa.gov/Region5/waste/cars/remediation/region5greenercleanup_notes.pdf</a></p>	p. 13

**Attachment 10  
Other Factors -  
Special Considerations  
Checklist**

	Other Factor	Page #
X	<p>Climate Change (also add to "V.D. Other Factors")</p> <p>The City of South Bend's former Mayor signed the US Conference of Mayors Climate Protection Agreement, see: <a href="http://www.usmayors.org/climateprotection/list.asp">http://www.usmayors.org/climateprotection/list.asp</a>. An accordance with this agreement the Coalition members strive to build communities which are in concurrence with EPA's livability principals. South Bend &amp; its Coalition member partners Mishawaka and St. Joseph County are reducing greenhouse gases by diminishing the need for personal transportation and providing its residents with the ability to live, work, shop and recreate in closer proximity.</p>	p. 12